

# WEST DUNBARTONSHIRE COUNCIL

## Report by Chief Officer: Supply, Distribution and Property

### Infrastructure Regeneration and Economic Development Committee:

17 August 2021

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**Subject: Update on development at Mitchell Way Redevelopment Site, Alexandria**

#### **1. Purpose**

1.1 The purpose of this report is to update Committee with indicative layout plans at Mitchell Way redevelopment site, Alexandria.

#### **2. Recommendations**

2.1 It is recommended that the Committee note the contents of the report and agree to recommendations in 4.3, 4.4 and 4.5.

#### **3. Background**

3.1 The redevelopment of central Alexandria has been discussed at Committee since 2008 where various proposals have been considered and for a variety of reasons never been successfully completed. A summary of the reports are available as background papers.

3.2 Committee approved the redevelopment plan on 16 March 2016 and subsequently amended the terms of this redevelopment on 22 November 2017 and 21 November 2018 and authorised officers to conclude the disposal transaction by long-term development agreement. A further update was provided to Committee on 10 February 2021, which included feedback from Alexandria Town Centre Forum.

#### **4. Main Issues**

4.1 The main elements of the proposal of Alexandria Town Centre development agreed at Committee on 21 November 2018 were as follows:

- Demolition of the remaining existing buildings on the site.
- A food-store (25,000 square feet) with 134 car parking spaces, separate customer and service accesses from Bank Street and a layout which seeks to address level differences by providing a sloping landscape buffer around the car park. The developer has already carried out a Pre

Application Notice (PAN) consultation and will work closely with Planning Service to ensure a high quality design for Alexandria.

- A three storey development of residential and commercial property. The developer will work closely with Planning Service to ensure a high quality design for Alexandria.
- Public realm improvements to the remaining section of Mitchell Way and the western side of Bank Street. This will be in conjunction with the Council's Regeneration team who will work closely with the developer to ensure a high quality design to match with the existing improvement works already carried out.

**4.2** Lidl UK GmbH submitted Planning Application on 19 January 2022 and following discussions with Planning in relation to their application Planning have advised that only the following is in agreeable terms:

- A food-store (25,000 square feet) with 134 car parking spaces, separate customer and service accesses from Bank Street and a layout which seeks to address level differences by providing a sloping landscape buffer around the car park.

**4.3** Officers are therefore recommending we amend the current concluded contract to reflect the purchaser's discussions with Planning. This will allow the contract to be amended to reflect the following:

- The demolition of the existing buildings on Mitchell Way.
- A food-store (25,000 square feet) with 134 car parking spaces, separate customer and service accesses from Bank Street and a layout which seeks to address level differences by providing a sloping landscape buffer around the car park with a new red line area to be drawn for the boundary of a new store with associated car parking.

**4.4** It is recommended that remainder of the site is put to the market for sale for housing, once the new red line boundary has been agreed.

**4.5** It is recommended that the public realm is taken forward by Regeneration in consultation with Planning, local residents and businesses.

## **5. People Implications**

**5.1** There are no significant people implications with this report.

## **6. Financial and Procurement Implications**

**6.1** There are no financial implications arising from this report.

6.2 There are no procurement implications arising from this report.

## 7. Risk Analysis

7.1 There is a risk that the redevelopment does not proceed as planned, which may result in a remarketing of the site.

## 8. Environmental Sustainability

8.1 The proposal is principally a financial one and future use of the site would require to comply with normal statutory frameworks.

## 9 Equalities Impact Assessment (EIA)

9.1 An Equality Impact Screening did not indicate any further action required.

## 10. Consultation

10.1 Consultations have been undertaken with Regulatory in relation to the proposed disposal.

## 11. Strategic Assessment

11.1 This report contributes to the Council's Strategic Priorities and in particular towards economic growth and employability.

11.2 This development will also support the four strategic priorities of the Council's updated Economic Development Strategy (2015-2020):

- Stimulating economic investment and growing the business base;
- Improving the skills of all our people and supporting them into work;
- Creating an inclusive and prosperous place where people choose to live, work and invest; and
- Building stronger partnerships and innovative approaches to delivery.

**Angela Wilson**

Chief Officer

Date: 27 July 2022

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**Person to Contact:** Michelle Lynn, Assets Co-ordinator, T:01389 776992

Email: [michelle.lynn@west-dunbarton.gov.uk](mailto:michelle.lynn@west-dunbarton.gov.uk)

**Appendices:**

None

**Background Papers:**

Report to Housing, Environment and Economic Development (HEED) Committee of 9 January 2008: Alexandria Town Centre Masterplan Update

Report to HEED Committee of 8 October 2008: Alexandria Town Centre Masterplan

Report to HEED Committee of 3 March 2010: Alexandria Masterplan: Mitchell Way Marketing Brief

Report to HEED Committee of 3 March 2010: Surplus Council Housing Stock: Owners

Report to Council of 29 January 2011: Securitisation of the Council's Non Operational Estates Portfolio

Report to HEED Committee of 7 September 2011: Alexandria Masterplan: Mitchell Way Redevelopment Site;

Report to HEED Committee of 13 February 2013: Mitchell Way Redevelopment Site: Request to extend site area to be marketed;

Report to HEED Committee of 26 February 2014: Preferred Bidder for Mitchell Way Development Site in Alexandria;

Report to IRED Committee of 18 June 2014: Mitchell Way Land Purchase;

Report to IRED Committee of 17 June 2015: Mitchell Way Redevelopment Site, Alexandria;

Report to IRED Committee of 16 March 2016: Preferred Bidder for Mitchell Way Redevelopment Site, Alexandria;

Report to IRED Committee of 22 November 2017: Update on Mitchell Way Redevelopment Site;

Report to IRED Committee of 21 November 2018: Update on Property and Land Disposal.

Report to IRED Committee of 18 November 2020: Update on Mitchell Way, Alexandria

Report to IRED Committee of 10 February 2021: Update on Mitchell Way, Alexandria

**Wards Affected:** Ward 2