

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 March 2007

Subject: Planning Application DC05-335: Link Group Ltd, Residential Development of 48 Units, Car Parking and Access Road at Beardmore Place, Dalmuir, Clydebank.

1. Purpose

- 1.1** The purpose of this supplementary report is to address the issues raised by the Planning Committee of 7 February 2007 with regard to the above planning application.

2. Background

- 2.1** The above application was presented to the Planning Committee of 7 February 2007 and the Committee agreed to continue the application in order that the following issues be addressed:
- (i) the requirement for a children's play recreation area to be incorporated into the development;
 - (ii) the requirement for a vehicular spur to be incorporated to the area of vacant land immediately to the west of the development site;
 - (iii) an invitation to Scottish Water who operate Dalmuir Sewage Works to the west of the development site to address the Planning Committee on matters relating to odours from the plant and possible alleviation measures; and
 - (iv) the possibility of filters being incorporated into houses/flats within the proposed development to minimise odours from Dalmuir Sewage Works.

3. Main Issues

- 3.1** Discussions have taken place with the applicant and the following amendments have been submitted for consideration.
- (i) a children's play/recreational area has been incorporated into the north-western area of the development site which includes toddlers play equipment;
 - (ii) a dropped kerb has been incorporated onto the proposed roundabout to the west of the site to allow access to the vacant land;

- (iii) an Officer from Scottish Water will attend the Planning Committee to advise of the measures that have been taken to address odour from the Dalmuir Sewage plant and the future proposals for the Sewage plant; and
- (iv) in relation to the possible incorporation of filters into properties to alleviate odours, the applicant has advised that findings from their investigations identify that Building Regulations require a specific number of air changes within domestic properties which effectively negates the effect of any in-built filters. In addition houses are not sealed units and even then, by opening doors or windows, air will still flow in. It is also identified that existing technology in this regard is not available on a domestic scale. The applicant concludes that the most effective method is to treat the problem at the source i.e. the sewage works.

4. Personnel Issues

- 4.1 There are no personnel issues.

5. Financial Implication

- 5.1 There are no financial implications.

6. Risk Analysis

- 6.1 There are no risk issues.

7. Conclusion

- 7.1 The amended proposals now provide a play area within the development and access is provided to the adjacent vacant land. An Officer from Scottish Water will provide details of measures to address odour issues from the Dalmuir Sewage works at the Planning Committee. With regard to the installation of filters within the fabric of the houses and flats such items would be in conflict with the Building Regulations and would not be appropriate to install in this instance.

8. Recommendation

- 8.1 It is recommended that the planning application be approved subject to the conditions contained within the main report which is attached to this report.**

Irving Hodgson

Acting Director of Housing, Regeneration and Environmental Services

Date: 23 February 2007

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Appendix: None

Background Papers: 1. e mail from Anderson Bell & Christie 22/2/07
2. e mail from Keppie Design 22/2/07

Wards Affected: 4

