

PLANNING APPLICATION REPORT

PLANNING COMMITTEE: 05 April 2006

APPLICATION NUMBER: DC05-168

PROPOSAL: Erection of development of 114 residential units with associated parking and access roads (full).

SITE: Dumbarton Road, French Street, Castle Street, Castle Square, Beatty Street, Roberts Street and Jellicoe Street, Clydebank

APPLICANT: Link Group Limited

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

WARD: 2

DATE REGISTERED: 08/08/05

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour	18/08/05	01/09/05	Clydebank Post
Notification			

REPORT:

A. SITE DESCRIPTION

The application site is located in Dalmuir to the south of Dumbarton Road. The Forth & Clyde Canal forms the southern boundary with a primary school and nursery located to the west and Our Lady of Loretto Church located to the east. Dalmuir Civic Square and a row of single-storey shops are located to the north across Dumbarton Road.

The site is 6.5 acres (2.37 hectares) in size and currently has 3 and 4 storey red sandstone tenemental blocks located on it.

B. DEVELOPMENT DETAILS

The proposal involves the demolition of 292 flatted dwellings housed within the 3 and 4 storey flat roofed tenemental properties. It is then proposed to erect 114 residential units with 159 associated car parking spaces and access roads. The roads proposed will generally follow the pattern of the existing layout with the introduction of a mini-roundabout to ease congestion to the west of the site at the location of the primary school/children's nursery.

The housing mix proposed is as follows:-

- 6 x 4 person terraced/semi-detached villas
- 16 x 6 person terraced/semi-detached villas
- 24 x 2 person flats
- 12 x 3 person flats
- 24 x 4 person flats
- 24 x 2 person cottage flats
- 4 x 4 person cottage flats
- 4 x 2 person wheelchair cottage flats

The layout of the site involves 3 storey tenemental blocks with pitched roofs onto Dumbarton Road and a mixture of 3 and 4 storey blocks on Jellicoe Street, bookending the one row of 4 storey tenements proposed for retention. This comprises one 4-storey tenemental block erected in the 1920s and adjacent 4-storey tenements erected in the 1980s.

The central area of the site proposes 2-storey family housing and cottage flats, with private gardens, the majority of which have in curtilage parking spaces. Visitor parking is located in off-street bays throughout the development. External materials proposed involve red facing brick, white render, cladding panels, concrete roof tiles, metal standing seam roofing and metal balustrading.

C. DEVELOPMENT PLAN POLICIES

The development plan policies are required to be considered along with Government guidance.

Government Guidance

Government guidance on housing is contained in Scottish Planning Policy 3 "Planning for Housing". This guidance aims to provide good housing in the right locations and to bring forward sufficient land to meet the requirements for new dwellings. New residential development must make efficient use of resources; reusing previously developed land wherever possible; supporting the aim of reducing energy consumption, and being accessible by forms of transport other than the private car.

Planning Advice Note 67 “Housing Quality” provides advice on how the design of new housing reflects a full understanding of its context; that Local and Scottish identity are reinforced; and new housing is integrated into the movement and settlement patterns of the wider area. Successful places are those that are distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient. Further advice is given in Planning Advice Note 76 “New Residential Streets” to achieve better quality, more attractive and safe residential environments. This advice note reinforces the principles introduced in PAN 67 in order that new street designs respond to local context, are safe, pleasant and welcoming and easy to move around by all modes of travel.

Structure Plan Policies

The Glasgow and the Clyde Valley Joint Structure Plan 2000 aims to promote major improvements in the quality of both the natural and built environment. New housing opportunities should support urban renewal, community regeneration and transportation policies, taking account of locational and site requirements of different segments of the housing market.

Local Plan Policies

Within the Clydebank Local Plan the application site is identified, as being within an existing residential area where Policy H5 requires that any development should be in character with the surroundings in terms of scale, density, design and materials. Policy H5 also has a requirement for any development to avoid over-development that would have an adverse effect on the local amenity, access and parking, and to be in scale with surrounding buildings.

Policy H4 requires that new housing developments should be of a high quality design in terms of shape, form, layout and materials used. Density should also be appropriate to the surrounding area, although higher densities will be acceptable at locations accessible to transport interchanges and open space. Roads and parking standards are normally required to be in line with Council requirements.

Policy R2 requires that due regard should be given towards the provision of open space as an integral part of the proposal involving children’s play space and recreational and amenity open space.

D. CONSULTATIONS

Historic Scotland	No objections
Scottish Power	No objections

Scottish Water	Objection received which may be deemed to be withdrawn if conditions pertaining to drainage and/or water scheme and infrastructure agreement are attached to any consent issued.
West of Scotland Archaeology Service	No objections
Housing and Technical Services (Roads Services)	No objections subject to conditions.
Health and Safety Executive	No objections
British Airports Authority	No objection subject to condition on suitable access being made to all flat/shallow pitched roofs to prevent the roosting of birds.
Scottish Civic Trust	Objection received relating to the loss of architectural and cultural heritage of the existing tenements proposed for demolition; the good structural condition of the tenements; the fact that Historic Scotland have chosen to list one of the tenements proposed for retention; that the buildings proposed to replace the tenements owe nothing in terms of design and layout to Scottish Architectural style – which is contrary to the guidance given within Scottish Planning Policy 1: The Planning System.
Clydebank re-built	General acceptance of the proposal excepting the proposed demolition of the tenemental properties fronting onto Dumbarton Road which should only be permitted if no economic justification for retaining them can be made. The proposal is otherwise considered to comply with the design guidelines contained within the Draft Animating the Canal Study 2005.

E. REPRESENTATIONS

Forty eight letters along with a petition from existing residents within the development site containing 111 signatories have been received in relation to the application. Of the 49 letters received 8 were objections to the proposal while 34 were letters of support for the development, 29 of which were pro-forma letters. 5 further pro-forma letters of support were received, which when acknowledged were returned as 'not at this address'. 2 further letters from the occupants of a neighbouring church and schoolhouse covered matters of vehicular access for attention should the application be granted. The petition submitted was in support of the application.

Dalmuir Tenants and Residents Association were among those expressing support. The reasons submitted for supporting the proposal pertain to the condition of the existing housing on the site in terms of limited living space/number of rooms, dampness, and difficulty for the infirm/people with prams with the internal stair layout. The prospect of having family size houses with garden areas also forms a significant body of support.

Those who have lodged letters of objection to the proposal include Parkhall, North Kilbowie and Central Community Council, Clydebank Restoration Trust and the Clydebank Local History Society. The reasons for objection received are listed below:-

Letters from Individuals

1. From an environmental point of view, the site is not ideal for residential development due to its proximity to the Dalmuir Sewage Plant and the resultant odour problems.
2. The black grime emitted from the Dalmuir whisky bonds will cause staining to any light coloured external materials on the proposed new build.
3. The external materials proposed will not be in keeping with the tenemental properties proposed for retention on Jellicoe Street.
4. Why was the existing housing stock allowed to deteriorate to the extent that it has?
5. Have structural reports for those buildings proposed for demolition been submitted?
6. Why not refurbishment of existing – the argument that difficulties for disabled persons regarding access stairways can be overcome without resorting to demolition.
7. There are no play areas proposed.
8. Any trees should not be in private garden areas, or be fruit trees – as fruit can be used by children as missiles.

Letters from Clydebank Local History Society

1. Proposal not cost effective, compared to refurbishment/selling off existing stock.

2. Why replace existing 2 person flats with new-build 2 person flats.
3. Externally the existing tenements are in good condition.
4. Could the staff of the Golden Jubilee National Hospital not be accommodated within the existing tenements.

Letters from Clydebank Restoration Trust

1. There is a requirement for 1 and 2 bedroomed properties in Clydebank so why demolish existing ones which appear to be in good structural condition.
2. The existing tenements are part of the architectural heritage of Dalmuir and a valuable cultural asset which should not be lost.

Letter from Parkhall, North Kilbowie and Central Community Council

1. The demolition of 294 existing flats to be replaced with 114 units does not address the housing shortage.
2. Staff at Golden Jubilee National Hospital could utilise the existing tenemental accommodation.
3. The existing tenements provide a strong, identifiable streetscape within Dalmuir.
4. Other housing associations have managed to refurbish and retain tenemental properties – why can't Link Housing.

F. ASSESSMENT

Land Use Policy

The application requires to be assessed in terms of the Development Plan and other material considerations. In terms of the Structure Plan, the proposed development accords with its aims in supporting community regeneration through the supply of this particular type of housing at this location.

The development of the site for residential purpose accords with the Local Plan in that the area proposed to be built upon is identified as being within an existing residential area.

Urban Design

The site is located within the heart of Dalmuir. The most northerly tenemental blocks on the application site create a strong street frontage onto Dumbarton Road that is a significant landmark within Dalmuir. To the north of the application site, across Dumbarton Road exist a row of single-storey commercial units and Dalmuir Square which do not form a strong frontage onto the main road. 4-storey red sandstone tenemental blocks exist beyond these providing a backdrop to the site, the scale of which is a relevant consideration in relation to the development proposal.

The proposal onto Dumbarton Road is 3-storey in height with pitched roofs and is located on the approximate footprint of the existing tenements. It is therefore considered that in terms of scale, the element of the development proposed on to Dumbarton Road is appropriate for this location. 4-storey tenements are proposed for retention on Jellicoe Street facing onto the Forth and Clyde Canal and the 3/4 storey blocks proposed to bookend these tenements are also considered to be acceptable in terms of scale.

The central area of the site proposes 2-storey pitched roof family housing units with individual garden areas. These units are an acceptable distance from the proposed 3/4 storey elements so as not to cause any concerns in relation to dominance or overshadowing and are therefore acceptable in terms of scale at this location as they are enclosed by a stronger urban edge to the site.

The original submission proposed a repetitive design of red facing brick and projecting rendered panels onto the front elevations facing onto Dumbarton Road with a grey tiled pitched roof. Negotiations with the developer in relation to the front elevations resulted in a refinement to the design that celebrated the close entrances. In terms of the proposed roofscape it was considered that the scheme required greater variation and this has been achieved.

A gateway feature has been introduced at the prominent east and west gables at the junction of French Street and Dumbarton Road creating an identifiable entrance feature for the redevelopment. The developer has introduced a bookending feature at the end of each tenement block on the Dumbarton Road frontage. This has significantly improved the proposed built form through the creation of entrance features at these principal locales and created interest and variation to the roofscape.

Highways

The scheme will utilise the existing street layout within the development. This decision was taken by the developer as a result of the amount of services which exist beneath the existing roads which would be financially restrictive to relocate. The existing single access from Dumbarton Road via French Street will be retained as the sole vehicular access point. It is proposed to widen this entrance with landscaped features to provide a gateway to the site. To improve current congestion problems for parents dropping off and picking up children at the adjacent nursery and primary school, a landscaped roundel is proposed at the western end of Castle Street with visitor parking also. Roads Services are satisfied with the roads and parking arrangements.

Housing mix

The site provides a mix of 10 different house/flat types. This was achieved after a public consultation exercise, taking into account the desires expressed by existing tenants on the site. The mix is set out earlier in this report. As a result of these consultations there has been a reduction in the density of the housing on the site.

The northern sector of the site proposes flatted dwellings varying in size from 2 person to 4 person with access from both Dumbarton Road and the private courts behind. Towards the centre of the site the scale of the properties decreases with 2-storey family housing and cottage flats located off French Street, Castle Street, Beatty Street and Roberts Street with each property having its own private garden area and the majority having in-curtilage parking spaces. To satisfy the local housing need 4 of these properties have been designed to full wheelchair standards. These are dispersed among the mainstream units to ensure their integration within the community. All other dwellings are designed to be 'barrier free' allowing them to be accessed by all and adapted for use by less able bodies residents.

Layout

Within the existing tenemental layout of the central area of the site the narrow streets cause overshadowing. In contrast the proposed layout locates the main terraces at right angles to Castle Street creating a more open frontage. As the road approaches the nursery building these gables step back to reveal the main open spaces within the heart of the development. Opposite to the green space adjacent to the nursery, a new children's play area is proposed which is easily accessible to the school which allows it to be overlooked by the adjacent dwellings and safe from the main traffic route from Dumbarton Road. Traffic calming measures throughout the development will maximise pedestrian safety which is important given the retention of the existing vehicular access to the school and nursery.

Materials and architecture

The architecture proposed within the development has the difficult task of replacing what is a traditional red sandstone tenemental layout and design whilst being appropriate within the context of the surrounding environment. The palette of materials proposed includes red facing brick, white render, cladding panels, concrete roof tiles, metal roofing and metal balustrading. The existing tenements are of red sandstone which has a local distinctiveness. Decorative saltires are carved onto the façade of the Dumbarton Road tenements which adds to that distinctiveness with the presentation of the tenements giving the area an urban grain and it is accepted that it is a difficult task to replace such landmark buildings. This is particular to the Dumbarton Road element of the development. The applicant has agreed that should the application be granted and hence the existing tenements were to be demolished then sections of the red sandstone, particularly the carved elements will be incorporated into any boundary walling within the new development.

The design proposed cannot be said to be locally distinctive and while the architecture is inoffensive it could be said to be of a style common throughout Northern Europe at present and owes little to traditional built form of Dalmeir or Clydebank. The revised proposal onto Dumbarton Road does however present a strong frontage to replace the existing built form. The bookend

elements proposed at Jellicoe Street facing onto the Forth & Clyde Canal are of a contemporary design. The large areas of glazing, south facing balconies and balustrade on the front façade along with monopitched roofs create a vibrant frontage to the canal offering good natural surveillance.

In conclusion, the proposal is considered to be in compliance with the aims and objectives of Policies H4, H5 and R2.

Landscaping

The proposed landscaping layout uses beech hedging to define the internal street pattern by bordering the private garden areas, which also improves privacy within the development. Extra heavy standard trees, such as flowering cherry trees, are also proposed to follow the street pattern which should add colour to the development and reduce the scale of the street to more human dimensions. These are also proposed to form screening to the electricity sub-station to be retained on the corner of French Street/Dumbarton Road. Within the rear gardens it is proposed to add a variety of trees and, where space is limited, specimen shrubs are proposed to provide colour and variety.

Other Material Considerations - Heritage

There has been a body of objection to the application in relation to the demolition of the existing tenements on the site. The Scottish Civic Trust, the Clydebank Restoration Trust, the Parkhall, North Kilbowie and Central Community Council, Clydebank Local History Society and individuals have expressed concern over the loss of what is a significant landmark grouping of tenemental properties on this main corridor through Dalmuir, should the application be approved.

As a result of the concerns raised by these local groups and by officers over the potential loss of these place setting buildings a report was requested with regard to the condition of the tenements. It was also requested that a scheme for the retention of the blocks fronting onto Dumbarton Road be investigated along with cost analysis and the lifespan of the buildings if they could be refurbished/remodelled. The applicants prepared and submitted the report which is examined within this section of the report.

The existing tenements were constructed around 1920 to house the workforce of the Beardmore shipyard. Comment was made on the fact that other tenemental properties within Clydebank have been refurbished and retained and the question arose as to why the applicant and owner of the properties allowed them to fall into the state of disrepair that they are claimed to be in. Link Housing was given the opportunity to respond on these matters and submitted that the flats are obsolescent and that further investment in them would not represent value for money. They also submit that the likely cost of major refurbishment would be more expensive than a new build equivalent and that given the existing condition and layout of the buildings, the imbalance

in appropriate house types and the difficulty in letting the existing properties it was decided that demolition and new build was their chosen avenue.

Meetings were held to consider the retention of the tenements fronting onto Dumbarton Road, whilst allowing the demolition of the remainder of the tenements. This was an attempt to retain the urban edge that the Dumbarton Road tenements provide and their heritage/urban grain in Dalmuir. Link Housing submitted reports that demonstrated this option would add a further £1.36million to the current estimated total costs for the development of £12.38million. It was also added that refurbished tenements would also have less of a life expectancy (30 years) than new build (60 years) and be more expensive in future maintenance.

In response to the question as to why the housing stock had deteriorated to the condition that it was in (i.e. dampness, water penetration, resultant timber decay) the applicants responded that during the 1980's £7.6million was invested on improvement works but this did not involve alterations to the housing mix or external appearance of the scheme. These works extended the useful life of the tenements by 25 years. Subsequent to this, the applicant states that in the 1990's Scottish Homes indicated that further refurbishment would not represent value for money, nor produce a viable scheme.

The applicants within their report conclude that it is technically possible to retain and adapt the Dumbarton Road tenements, however the increased cost allied to the shorter life span of the building means that it is not economically viable in their opinion. In planning terms, the retention of buildings that represent the landmarks, heritage and urban form of an area is of considerable importance but this has to be balanced against the quality of the residential environment created for future residents. In this context it should be noted that the tenements are not listed.

Representations

With regard to the representations submitted an assessment of the development has been made above which considers the difficult choice which is required between retention on the grounds of culture/heritage and demolition/new build.

In relation to environmental concerns raised, the site of the proposal is currently in residential use and experiences odour emissions from Dalmuir Sewage Works and while it is accepted that this problem exists and that future tenants with front and back doors may be more susceptible to these odours, however the community want to stay within the site despite its known odour issues.

In relation to concerns expressed relating to the staining of the external materials proposed by emissions from the nearby whisky bonds a condition can be imposed on any consent issued to address details of external materials to be used. Comments were also made that those materials chosen for external use in the development are not in keeping with those utilised for

the tenements to be retained on Jellicoe Street. It is considered that the red facing brick and roof tiles that will be the main material used in the development are in keeping with those adjacent. The colouring of the external wall panelling proposed on the plans submitted is white although this will be controlled by condition.

As regards the structural condition of the existing tenements and why the housing stock has been allowed to deteriorate to its present condition – the applicants have submitted information regarding the history of the buildings over the last two decades, with value for money and financial restrictions on investment for refurbishment being cited. This situation also relates to the comment received that difficulty for disabled persons negotiating stairways from front to rear in the existing buildings can be overcome without resorting to demolition. This fact is not disputed, but is based on the financial costs involved as well as an apparent desire for new-build on the part of existing tenants.

Comments were also received relating to the housing mix proposed. In response, the mix chosen was reached following consultations between the developer, Link housing and existing tenants. The housing of staff employed at the nearby Golden Jubilee National Hospital within the existing housing stock was also suggested in representations, but this is not a planning consideration.

One representation made was that there were no play areas for children proposed within the development. There is a play area proposed to the west of the site near to the entrance of the primary school and in addition a large number of the proposed houses have related private garden areas for younger children to play safely.

In relation to the comment that no trees should be fruit trees or located within private garden areas such matters will be addressed in detailed landscaping proposals.

G. CONCLUSION AND RECOMMENDATION

The site is identified in the Local Plan as an existing residential area. In support of the application the applicant has demonstrated a wish to rehouse existing tenants within their own community and to regenerate the area to make it a more desirable place to live through sustainable, energy efficient homes. It is considered that the revised design, layout and scale of the development are acceptable at this location. In contrast there is a heritage aspect to be considered where Members must be aware that if planning consent is granted then the landmark tenements that form heritage and urban grain of Dalmuir will be lost forever.

The application before the Committee is very finely balanced. It is considered that the proposed improvement in the quality of life and residential amenity for those tenants who want to continue living in the area is the overriding factor despite the loss of the landmark tenements.

The proposal is considered to be in accordance with Government guidance and the Development Plan and it is therefore recommended that Members grant planning consent subject to the following conditions.

H. 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 Development and Environmental Services prior to any work commencing on the site.**
- 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 the consideration and written approval of the Director of Development and Environmental Services.**
- 4. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.**
- 5. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development and Environmental Services before development commences. 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, and 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 Development 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 Development 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.**
- 6. Prior to commencement of development full details of the foul and surface water drainage system shall be submitted for the written**

approval of the Director of Development and Environmental Services. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design.

- 7. 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.**
- 8. No dwelling shall be occupied until the vehicle parking spaces and turning areas have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times.**
- 9. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed by the Director of Development and Environmental Services shall be carried out between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.**
- 10. The permitted maximum noise level emanating from construction or demolition operations on the site shall be relative to the pre-contract ambient noise levels for the area. The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Development and Environmental Services not less than 14 days prior to works commencing on the site.**
- 11. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) (Scotland) Order 2002. All reasonable protective steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.**
- 12. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to and approved in writing by the Director of Development and Environmental Services.**
- 13. A selection of the red sandstone, including the carved saltire blocks and other sandstone relief's which form part of the front elevation of the tenements facing onto Dumbarton Road shall be retained and stored for incorporation into wall boundary features**

of the new development, details of which should be submitted to the Director of Development and Environmental Services for his written approval, prior to any development taking place on site.

14. The flat/shallow pitched roofs shall be constructed to allow access to all areas by foot using permanent fixed access stairs, ladders or similar and the owner/occupier shall not allow gulls to nest, roost or loaf on the building. Checks shall be made weekly during the breeding season and outside of the breeding season and gull activity shall be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing shall be dispersed by the owner/occupier when detected or when requested by British Airports Authority Airfield Operators staff. The owner/occupier shall remove any nests or eggs found on the roof (see Note 1 below).

Dan Henderson
Director of Development and Environmental Services

Person to Contact: Jameson Bridgwater, Section Head, Development Management, Development & Environmental Services, Council Offices, Clydebank G81 1TG. 01389 738656.

Background Papers:

1. Planning application forms 22/07/05.
2. Planning application plans 22/07/05.
3. Neighbour Notification Certificate 22/07/05.
4. Ownership Certificate 22/07/05.
5. Screening Opinion.
6. Consultation responses from:
 - (i) Power Systems 902/08/05, 22/08/05, 30/12/05.
 - (ii) Scottish Water 17/08/05.
 - (iii) West of Scotland Archaeology Service 06/08/05.
 - (iv) Scottish Civic Trust 20/08/05, 31/10/05.
 - (v) Housing and Technical Services, Roads Services 22/08/05.
 - (vi) Health and Safety Executive 07/10/05.
 - (vii) British Airports Authority 03/10/05.
 - (viii) Historic Scotland 18/10/05.
7. Petition containing 111 signatories 06/02/06.
8. Letters of representation from:

Alan Paterson Flat 2/1 715 Dalmuir G81 4HP 17/01/2006
Dumbarton
Road

Angela Halpin	G2 58 Jellicoe Street	Dalmuir	Clydebank	15/12/2005 13/12/2005
Angela Jordan	Flat 1/1	6 Roberts Street	Dalmuir G81 4HF	13/12/2005 12/12/2005
Bernard Young	0/1 733 Dumbarton Road	Clydebank	G81 4JF	22/12/2005 20/12/2005
Betsy Heron	NO ADDRESS			16/12/2005 15/12/2005
Clydebank Restoration Trust	PO Box 3087	Clydebank	G81 3YN	15/11/2005 15/11/2005
Dalmuir Tenants & Residents Assoc	0/2 10 Castle Street	Dalmuir	Clydebank G81 4HH	12/12/2005 08/12/2005
Elaine Finnegan	709 Dumbarton Road	Knightswood	Glasgow	20/12/2005 17/12/2005
Elaine Kelly	4 Beatty Street	Dalmuir	Clydebank G81 4HN	22/12/2005 16/12/2005
Elaine Strachan	Flat 1/2 33 French Street	Dalmuir	Clydebank G81 4HG	20/12/2005 20/12/2005
Ellen Woolley	Flat 1/3	58 Jellicoe Street	Dalmuir G81 4HJ	17/01/2006 13/12/2006
Father Gerard Barnes	Our Lady of Loreto Church	707 Dumbarton Road	Dalmuir G81 4HD	08/08/2005 05/08/2005
Grace Gallacher	21 French Street	Dalmuir	Clydebank G81 4HG	15/12/2005 12/12/2005
Grant McNicol	769 0/2 Dumbarton Road	Dalmuir	G81 4JF	14/12/2005 13/12/2005
Ian McDougall	2/2, 60 Jellicoe Street	Dalmuir	Clydebank	28/12/2005 12/12/2005

James Allan	Flat 1/2 763 Dumbarton Road	Dalmuir		17/01/2006
James Kyle	2/1 27 French Street	Dalmuir	Clydebank G81 4HG	22/12/2005 14/12/2005
John McGuinness	Flat 0/2 24 Robert Street	Dalmuir	Clydebank G81 4HF	19/12/2005 16/12/2005
John Mitchell	Flat 2/1, 33 French Street	Clydebank	G81 4HG	04/01/2006 16/12/2005
June Raeside	8 0/2 Castle Street	Dalmuir		16/12/2005 13/12/2005
K Bell	3L 101 Dumbarton Road	Old Kilpatrick	G60 5LN	02/09/2005
L Gardiner	0/2 27 French Street	Dalmuir	Clydebank G81 4HG	20/12/2005 12/12/2005
Lorraine McAulay	0/2 18 Roberts Street	Dalmuir	G81 4HF	22/12/2005
M Adair	14 Castle Street	Dalmuir	Clydebank	21/12/2005 12/12/2005
M Palmer	G/2	15 French Street	Dalmuir G81 4HG	13/12/2005 12/12/2005
M Raeside	21 0/2 French Street	Dalmuir	G81 4HG	14/12/2005 13/12/2005
Mary Gordon	733 Dumbarton Road	Dalmuir		16/12/2005 13/12/2005
Maureen Carmichael	2/1 54 Jellicoe Street	Dumbarton	Clydebank G81 4HJ	05/01/2006 30/12/2005

Michelle Bryson	Flat 2/1 12 Roberts Street	Dalmuir	G81 4HR	15/12/2005	12/12/2005
Miss Fiona Steven	Flat 1/1 9 Stewart Street	Dalmuir	Clydebank G81	02/09/2005	
Mr & Mrs B Angus	2/2 12 Castle Street	Dalmuir	Clydebank G81 4HH	20/12/2005	13/12/2005
Mr A Chlosta & Miss Melvin	Flat 1/2 12 Roberts Street	Dalmuir	Clydebank	17/01/2006	12/12/2005
Mr George Woolley	0/3 54 Jellicoe Street	Dalmuir	G81 4HJ	17/01/2006	13/12/2006
Mr J Gordon & Miss C Allan	62 1/1 Jellicoe Street	Dalmuir	G81 4HJ	15/12/2005	14/12/2005
Mr James Hughes	Flat 3	101 Dumbarton Road	Old Kilpatrick	07/09/2005	
Mr Parton	Flat 3/2 5 Caledonia Street	Dalmuir	Clydebank G81 4EX	31/08/2005	
Mr V Kelly	Flat 0/2 12 Roberts Street	Dalmuir	G81 4HF	17/01/2006	
Mrs A M Mesad	Flat 1/1 721 Dumbarton Road	Dalmuir	Clydebank G81 4HP	15/12/2005	13/12/2005
Mrs K Drake	739 Dumbarton Road	Dalmuir	G81 4JF	15/12/2005	14/12/2005
Mrs Margaret Crichton	Flat 1/2 15 French Street	Dalmuir	Clydebank	20/12/2005	17/12/2005
Ms L Browning	3/1 62 Jellicoe	Dalmuir	G81 4AH	10/01/2006	

Street

Sam Gibson Clydebank Local History Society Rosebank Cottage Glasgow Road Hardgate 27/09/2005 21/09/2005

Tenants & Residents of Dalmuir et al Per Link Group 45 Albany Street Edinburgh EH1 3QY 06/02/2006 03/02/2006

W Graham Secretary North Kilbowie & Central Community Council 6 Braemar Parkhall View G81 3RR 20/01/2006 19/01/2006

9. Glasgow and Clyde Valley Joint Structure Plan 2000.
10. Clydebank Local Plan, adopted 15/09/04.
11. Draft Animating the Canal Study 2005.