

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead - Regulatory****Planning Committee: 30th September 2020**

Subject: Queens Quay Design Codes: Sustainability Annex**1. PURPOSE**

- 1.1** To seek approval of the sustainability annex for the Queens Quay site.

2. RECOMMENDATIONS

- 2.1** It is recommended that the Committee approves the sustainability annex set out in Appendix 1 for consultation.

3. BACKGROUND

- 3.1** The Queens Quay site has an innovative district heating system which is near completion. Heat energy is extracted from the River Clyde using heat pump technology to achieve high temperatures and then distributed to each building through highly insulated pipes running beneath the roads. It is intended that the low carbon district heating network will supply every building on the site with heat energy for space heating and domestic hot water, thus helping to reduce the Queen Quay carbon footprint and helping the development towards carbon neutrality in line with the Council's ambition for West Dunbartonshire to be carbon neutral by 2045.
- 3.2** The Queens Quay Design Codes provides structured guidance for developers and designers taking forward development on Queens Quay. It is intended that Queens Quay will be one of the most sustainable new residential and mixed use areas in Scotland. New housing and other uses can be connected to the District Heating Network and by the inclusion of a Sustainability annex as part of the Design Codes it is intended that all future housing is connected to the District Heating System whilst the building fabric still meets the minimum quality standards of the Building (Scotland) Act.
- 4. MAIN ISSUES**
- 4.1** The draft Sustainability annex, is contained in Appendix 1 and it is based on maximising the benefits of the District Heating Network and to ensure that both carbon emissions and occupant costs are kept low throughout the Queens Quay development. The requirements of the annex brings together the District Heating Network with the building regulations put forward by the Building Standards Domestic Technical handbook set in the Building

(Scotland) Regulations 2004. New dwellings on Queens Quay must be designed to comply with Gold Aspect 1 of Section 7 in the Domestic Technical Handbook thus balancing the need for sustainable development with low occupant running costs. By connecting to the district heating network and achieving Silver Aspect 2 of Section 7 in the Domestic Technical Handbook most properties can then achieve Gold Aspect 1.

- 4.2** The Local Development Plan 2 contains a number of policies to encourage and support this Sustainability annex. Policy RE 4: Heat Generation requires developers to ensure that their developments can be connected to the district heating network and that the necessary capacity, infrastructure and land for future connections are safeguarded within the Queens Quay site. Policy RE 5 requires, where appropriate, all new buildings (unless they are exempt) to integrate low and zero carbon technologies within their construction etc. New development that connects to the district heating system will be in conformity with these two policies.
- 4.3** The forthcoming Renewable Energy Supplementary Guidance will provide further detail and specific considerations for developments within Queens Quay in line with the two policies noted in paragraph 4.2 above.

Next Steps

- 4.4** The draft Sustainability annex will be published for consultation for a period of 6 weeks. An advert will be placed in the local press and the draft Sustainability annex will be made available on the internet and to relevant organisations such as community councils. Following this, the consultation responses will be reported back to the Committee along with the finalised document which will form Annex:1 to the Queens Quay Design Codes.

5. PEOPLE IMPLICATIONS

- 5.1** There are no people implications.

6. FINANCIAL IMPLICATIONS

- 6.1** There are no financial implications.

7. RISK ANALYSIS

- 7.1** There are no known risks to the Council.

8. EQUALITIES IMPACT ASSESSMENT (EIA)

- 8.1** None.

9. CONSULTATION

- 9.1** Consultation will be carried out as detailed in Section 4.4 above.

10. STRATEGIC ASSESSMENT

10.1 This proposal does not impact on any of the Council's strategic priorities.

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Date: 30th September 2020.

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Appendices: Appendix 1- Queens Quay Design Codes : Sustainability Annex

Background Papers: None

Wards Affected: Ward 6 Clydebank Waterfront