

**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE
PLANNING COMMITTEE ON 7 SEPTEMBER 2005.**

**DC04/512 – Erection of residential development with associated roadworks
and landscaping at land off Cable Depot Road, Clydebank**

Outline planning permission GRANTED subject to the following conditions:-

1. In the case of any Reserved Matters, application for approval must be made before:-
 - (i) the expiration of 3 years from the date of the grant of outline planning permission;
 - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or;
 - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;
 (whichever is the latest).
2. That the development to which this permission relates must be begun not later than:
 - (i) the expiration of 5 years from the date of the grant of outline planning permission, or;
 - (ii) if later, the expiration of 2 years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such to be approved.
3. That any application for approval of Reserved Matters submitted under the terms of condition 1 above, shall include:
 - (i) site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping;
 - (ii) plans and elevations of each building, showing dimensions and the type and colour of external materials;
 - (iii) landscaping plans showing the location and species of all proposed trees, shrubs, hedges, hard landscaping and street furniture;
 - (iv) details of existing and proposed ground levels, and finished floor levels, relating to a clearly identified fixed datum point.
4. Before development commences, the written approval of the Director of Development and Environmental Services shall be obtained for:
 - (i) the means of management and maintenance of all landscaping and public open space;
 - (ii) the means of disposal of surface water and foul sewage, and;
 - (iii) the means of provision of any social housing.

5. With regard to the requirements of condition 3 above, a design brief shall be submitted for the approval of the Director of Development and Environmental Services along with the first such application for approval of Reserved Matters. The design brief shall specify layout and general design principles, and all subsequent Reserved Matters applications shall be in accordance with the approved design brief.
6. The form and layout of the development shall generally accord with the supplementary design guidance contained in the document 'Clydebank Design Guidelines', and shall in particular accord with sections 3, 4, 5 and 9 of that document with respect to street pattern, width of streets, height of buildings and provision of public spaces.
7. The minimum design ground level for the site shall be 5.6m Above Ordnance Datum unless otherwise agreed in writing with the Director of Development and Environmental Services.
8. That with regard to the requirements of condition 03 (iii) above, all landscaping schemes shall indicate the siting, numbers and species of all trees, shrubs and hedges to be planted and the extent of any ground profiling, and shall ensure:
 - (i) completion of the scheme during the planting season next following the completion of the buildings, or such other date as may be agreed with the Director of Development and Environmental Services, and;
 - (ii) the maintenance of the landscaping area for a period of five years, or such longer period as may be required by the Director of Development and Environmental Services to allow the landscaping to become well established. Any trees or shrubs which, within 3 years of planting, are removed, or which in the opinion of the Director of Development and Environmental Services are dying, have been severely damaged or have become seriously diseased, shall be replaced to the specification of those originally required.
 - (iii) the appropriate long term management and maintenance of all landscaped areas to the satisfaction of the Director of Development and Environmental Services.
9. That notwithstanding condition 8 above, any landscaping scheme shall comply with the Civil Aviation Authority's 'Safeguarding of Aerodromes Advice Note 3 – Potential Bird Hazards from Amenity Landscaping and Building Design', and no element of the proposed planting shall be permitted to grow above a maximum height of 50.25m Above Ordnance Datum.

10. That before work commences on site, full details of the schemes of lighting required during construction and for the completed project shall be submitted to the Director of Development and Environmental Services for approval, and such schemes shall specify that lighting is of flat glass, full cut off design with horizontal mountings, and ensure that there is no light spill above the horizontal. No subsequent alteration to any approved lighting scheme shall take place without the written approval of the Director of Development and Environmental Services.
11. That at least 10% of the proposed residential units shall be provided as affordable housing, either for renting from or shared ownership with a registered social landlord. The means of provision and phasing of the affordable housing shall be agreed with the Director of Development and Environmental Services at the time of the first application for Approval of Reserved Matters.
12. That public open space and children's play areas shall be provided in accordance with the standard specified by Policy R2 of the Finalised Clydebank Local Plan, which requires a minimum of 1.6 hectares for outdoor sport and 0.8 hectares for children's play space per 1,000 population.
13. The development shall include a new roundabout at the junction of Cable Depot Road and Dumbarton Road, full detailed plans for which shall be submitted along with the Reserved Matters. No dwelling unit on the site shall be occupied until such time as the roundabout has been completed and commissioned, to the satisfaction of the Director of Development and Environmental Services.
14. The development shall include the provision of a public foot and cycle path along the edge of the River Clyde across the full width of the site, full details of which shall be submitted along with the Reserved Matters. The final 20 dwelling units on the site shall not be occupied until the approved foot and cycle route has been completed to the satisfaction of the Director of Development and Environmental Services.
15. No building shall be occupied until such time as the roads and footpaths serving the relevant phase of development have been completed to base course level.
16. That the development roads, footpaths and lighting for each phase of the development shall be constructed in accordance with the Council's Guidelines for Development Roads, and shall be completed to the satisfaction of the Director of Development and Environmental Services within a timescale to be agreed in writing prior to the commencement of any works on site.

17. The first application for reserved matters shall include details of the provision of pedestrian crossings on Dumbarton Road, and the agreed crossing facilities shall be provided concurrently with the installation of the roundabouts.
18. Parking spaces shall be provided in accordance with the Council's adopted parking standards, and no building shall be occupied until its parking facilities have been completed to the satisfaction of the Director of Development and Environmental Services.
19. That each residential unit shall be provided with a secure covered bicycle storage facility at ground floor level. Each non-residential development shall have adequate secure covered cycle storage for staff in addition to adequate securable covered cycle facilities for visitors/customers.
20. A Green Travel Plan detailing measures to encourage and facilitate sustainable travel patterns shall be submitted along with the first application for approval of Reserved Matters, in accordance with the information provided in the Transport Statement.
21. That drainage details submitted in accordance with condition 4 (ii) above shall include full details of the intended means of foul drainage and surface water disposal, and shall incorporate a suitable Sustainable Urban Drainage Scheme, to the satisfaction of Director of Development and Environmental Services. The agreed drainage measures shall be fully implemented in accordance with the agreed phasing scheme, and no building shall be brought into use until its foul and surface water drainage arrangements have been completed to the satisfaction of the Director of Development and Environmental Services.
22. Prior to any development commencing, a detailed remediation strategy specifying all action to be taken to remove or treat contamination of the site, shall be submitted to the written agreement of the Director of Development and Environmental Services. No work, other than investigative work, shall commence until such time as the remediation strategy has been approved and implemented to the satisfaction of the Director of Development and Environmental Services.

23. Prior to the commencement of any phase of the development, details shall be submitted for the approval of the Director of Development and Environmental Services of steps to be taken to safeguard the River Clyde from contamination by pollutants during the construction phase of the development, and such safeguards as approved shall be put in place prior to any works commencing on site.
These details shall include the proposed methods of groundwater control as well as details of the quantity of sediment that will be generated during construction and the effects of discharging the sediment into the River Clyde. No work shall commence on site until these details (or such other details as may be acceptable) are approved.
24. Before any work commences on site, full details shall be submitted of any works proposed to be undertaken on the quay walls and river edge treatment. All such proposals shall be supported by a method statement for undertaking the works. No work shall commence on site until these details (or such other details as may be acceptable) are approved by the Director of Development and Environmental Services.
25. Any demolition or other materials used to raise the level of the development site shall be inert.
26. No construction works audible at the site boundary, or such other such places as may be agreed in writing with the Director of Development and Environmental Services, shall be carried out outwith the hours of 0800 to 1800 Monday to Saturday, and not at all outwith these hours or on Sundays or public holidays.
27. Prior to any piling works taking place, an assessment of the intended works, taking account of the guidance contained in BS6472: 1984 'Evaluation of Human Response to Vibration in Buildings', must be carried out by a suitably qualified person, and must be submitted to and approved in writing by the Director of Development and Environmental Services.
28. To minimise nuisance in the surrounding area from noise and vibrations, during all construction works the plant and machinery used shall be in accordance with the relevant Code of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) Order 2002.
29. Details of noise mitigation measures and details of steps proposed to minimise the creation of noise and dust shall be submitted to and agreed with the Director of Development and Environmental Services before any work commences on site. Such measures shall include those detailed in paragraphs 7.9.2 and 14.4.3 of the Environment Statement.

30. No cranes or any other structure of any kind shall be erected to a height exceeding 50.25m Above Ordnance Datum at any time during the development of the site.

DC05/103 – Formation of recycling centre within part of existing boat storage shed and formation of new door opening in shed at Sandpoint Marina, Woodyard Road, Dumbarton.

Full planning permission GRANTED subject to the following conditions:-

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Materials handled on the site shall be restricted to inert, non-toxic, non-putrescible and non-degradable materials only, to the satisfaction of the Director of Development and Environmental Services.
3. All sorting and storage of recyclable and waste materials shall take place wholly within the building, and shall not take place in any location outwith the building unless otherwise agreed in writing with the Director of Development and Environmental Services.
4. The location of any external storage area for empty skips shall be agreed in writing with the Director of Development and Environmental Services within 2 months of the date of this decision notice, and skips shall not be stored elsewhere on the site unless otherwise agreed with the Director of Development and Environmental Services.
5. The operation of the recycling centre (including delivery of materials to the recycling centre and removal of sorted materials and waste from the site) shall occur only between the hours of 0730 to 1800 hours Monday to Saturday, and not at all outwith these hours or on Sundays or public holidays, unless otherwise agreed in writing with the Director of Development and Environmental Services.
6. The total number of deliveries by heavy vehicles of either materials for the recycling centre hereby approved or of infill materials relating to the activities approved by previous permissions WP96/116, WP97/189, WP98/289 and WP99/069, shall not exceed 60 deliveries on any one day, to the satisfaction of the Director of Development and Environmental Services.
7. No compactor/crushing equipment shall be allowed on site without the prior written approval of the Director of Development and Environmental Services.