



## CONSULTATION

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Grant of Planning Permission

**WEST DUNBARTONSHIRE COUNCIL**  
**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT**  
**PROCEDURE) (SCOTLAND) REGULATIONS**

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Proposal                    **Remediation of ground at former oil terminal, including excavation, treatment & replacement of soils, treatment of ground water and installation of a sheet pile wall**

Site                            Dunglass Oil Depot  
Dumbarton Road  
Bowling  
G60 5AG

Applicant                    Esso Petroleum Company Limited

Agent                            WSP  
7 Lochside View  
Edinburgh Park  
Edinburgh  
EH12 9DH  
F.A.O Rachel Lawson

Class of Development        Major Development  
Decision Type                    Committee

*WEST DUNBARTONSHIRE COUNCIL, AS PLANNING AUTHORITY, IN EXERCISE OF THEIR POWERS UNDER THE ABOVE-MENTIONED ACTS AND ORDERS, AND HAVING CONSIDERED YOUR PROPOSED DEVELOPMENT, THE PLAN(S) DOCQUETTED AS RELATIVE THERETO AND THE PARTICULARS GIVEN IN THE ABOVE APPLICATION, HEREBY:-*

**DECISION: GRANT PLANNING PERMISSION SUBJECT TO THE CONDITIONS AND REASONS CONTAINED IN THE ACCOMPANYING PAPER(S) APART.**

**NOTE:**                    *IT SHOULD BE UNDERSTOOD THAT THIS PERMISSION DOES NOT CARRY WITH IT ANY NECESSARY CONSENT OR APPROVAL TO THE PROPOSED DEVELOPMENT UNDER ANY OTHER STATUTORY ENACTMENTS.*

DATED THIS: 20th day of March 2019

Redacted

STRATEGIC LEAD, REGULATORY  
16 CHURCH STREET  
DUMBARTON G82 1QL,

SIGNED .....  
for WEST DUNBARTONSHIRE COUNCIL

01. No works (other than investigative works) shall commence on site until such time as a detailed implementation scheme, in accordance with the approved remediation strategy, has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall include method statements for all works to be undertaken, a timetable of works and/or details of the phasing of the works and all other site management procedures relating to the remediation of the site.

**Reason** To protect public health and the water environment

02. Remediation of the site shall be carried out in accordance with the approved remediation strategy and implementation scheme. Any amendments to the approved remediation strategy shall not be implemented unless approved in writing by the Council as Planning Authority. On completion of all the remediation works a final verification report shall be submitted to and approved in writing by the Planning Authority. This report shall include all interim reports and confirm that all the works have been carried out in accordance with the approved remediation strategy and implementation scheme. The works shall ensure that they have successfully reduced the risks to acceptable levels to ensure that the site will not qualify as contaminated land under Part IIA Environmental Protection Act 1990.

**Reason** To protect public health and the water environment

03. The presence of any previously unencountered contamination that is not covered by the Remedial Strategy which becomes evident during the remediation of the site shall be reported to the Planning Authority in writing within one week. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved.

**Reason** To protect public health and the water environment

04. During the period that the remediation works are carried out all works and ancillary operations outwith the following hours, shall not exceed background noise levels LA90 (1hour) when measured 3.5 metres from the façade of any residential property.

Mondays to Fridays:	08.00 - 18.00
Saturdays:	08.00 - 13 00
Sundays and public holidays:	No working

**Reason** To ensure that the development does not adversely affect the amenity of neighbouring properties by creating excessive noise and disturbance at unsocial hours.

05. The Planning Authority shall be informed in writing of any proposed deviation from the operating conditions specified in the Construction Environmental Management Plan (CEMP) V1.3 dated December 2018. All such deviations shall require written approval by the Planning Authority prior to the change in operation.

**Reason** To safeguard public health and the amenity of the surrounding area.

06. All works on site, deliveries and vehicle movements shall be undertaken in accordance with the Traffic Management Plan contained in the Outline Construction Environmental Management Plan dated December 2018.

**Reason** In the interests of traffic and pedestrian safety and the amenity of the area.

07. All vehicle movements to and from the site shall be scheduled to avoid school travel times (8.15-9.40am and 3.00-4.30pm).

**Reason** In the interests of road and pedestrian safety and to minimise potential conflict between construction vehicles and school traffic during these busy times.

08. The approved remediation works shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of:
- Management of earthworks
  - Monitoring of any standing water within the site temporary or permanent
  - Reinstatement of grass areas and soft landscaping

The Bird Hazard Management Plan shall be implemented as approved. No subsequent alterations to the plan to take place unless approved in writing by the Planning Authority.

**Reason** In the interests of air traffic safety.

09. The remediation works hereby approved shall be undertaken at all times in accordance with the 'Outline Construction Environmental Management Plan (by WSP dated December 2018). Notwithstanding the details contained in the 'Outline Construction Environmental Management Plan (by WSP dated December 2018), an Ecological Clerk of Works shall oversee the river wall repair works, installation of visual screen fencing and drainage outfall works, if undertaken between September to April (inclusive) in order to ensure that works adjacent to the river are progressed when redshank are not present.

**Reason** In the interests of the qualifying features of the Inner Clyde Special Protection Area.

10. No remediation shall take place within the site until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the applicant shall ensure that the programme of archaeological works is fully implemented in accordance with the written scheme.

**Reason** To allow the investigation and recording of any significant surviving remains on site.

11. During the remediation works being undertaken on site, a regular two monthly meeting shall take place between the applicant and the Planning Authority to appraise of progress of the works.

**Reason** To ensure the Planning Authority are kept up to date with site progress.

## **FOR NOTING**

### *Informatives*

01. The applicant is advised that under the terms of Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development hereby approved must commence within a period of 3 years from the date of this decision notice.
02. The applicant is advised that under the terms of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, the developer is required to submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed
03. The plans referred to as part of this decision are 70018460-801 Rev A, 70032892 - 601, Outline Construction Environmental Management Plan (CEMP) V1.3 dated December 2018, Remediation Strategy and Outline Implementation Plan v1.9 dated December 2018.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
PLANNING ETC. (SCOTLAND) ACT 2006

RIGHTS OF AGGRIEVED APPLICANTS (COMMITTEE DECISIONS)

1. If this decision involves a refusal of planning permission or the granting of permission subject to conditions, and if the applicant is aggrieved by this decision, they may lodge an appeal to the Scottish Ministers against this decision within 3 months of the date of this notice.

The appeals form and guidance can be obtained and submitted to us from the Scottish Government [ePlanning portal](#)

2. If permission to develop is refused or granted subject to conditions (whether by the Planning Authority or the Scottish Ministers), and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Planning Authority a purchase notice requiring the purchase of his/her interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.

**Town & Country Planning (Development Management  
Procedure) (Scotland) Regulations 2013**

**Notice of Intention to Commence Development**

Application No: DC18/013

Application Location: Dunglass Oil Depot, Dumbarton Road, Bowling

Application Description: Remediation of ground at former oil terminal,  
including excavation, treatment & replacement of soils, treatment of ground  
water and installation of a sheet pile wall

I hereby give notice that work will commence on the above development on  
\_\_\_\_\_.

Print Name .....

Signed .....

Contact Address .....

Dated .....

**NB. Should work be undertaken on site prior to the above commencement date, or prior to the submission of this notice to the Planning Authority, it will constitute a breach of planning control and could result in enforcement action being taken.**

Please send electronically to  
[Development.Management@west-dunbarton.gov.uk](mailto:Development.Management@west-dunbarton.gov.uk)



**Town & Country Planning (Development Management  
Procedure) (Scotland) Regulations 2013**

**Notice of Completion of Development**

Application No: DC18/013

Application Location: Dunglass Oil Depot, Dumbarton Road, Bowling

Application Description: Remediation of ground at former oil terminal,  
including excavation, treatment & replacement of soils, treatment of ground  
water and installation of a sheet pile wall

**Declaration**

I/We submit a completion of development form confirming that the above  
development has been carried out in accordance with the approved planning  
consent and any associated conditions.

Print Name .....

Signed .....

Contact Address .....

Dated .....

Please send electronically to  
[Development.Management@west-dunbarton.gov.uk](mailto:Development.Management@west-dunbarton.gov.uk)