

West Dunbartonshire Local Development Plan

Main Issues Report

Background Report:
Development Opportunity Review



MARCH 2012

West Dunbartonshire Local Development Plan

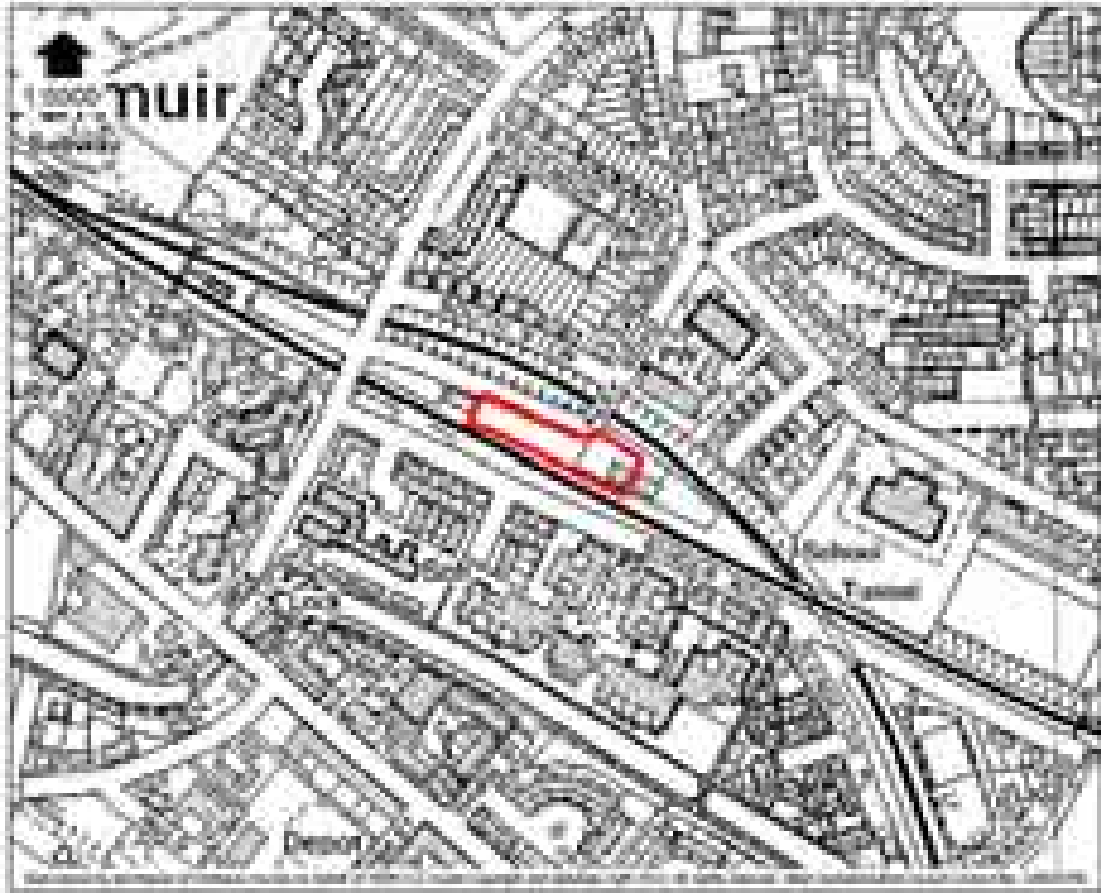
Background Report – Local Plan Development Site Review

The West Dunbartonshire Local Plan, adopted in March 2010, includes 143 development opportunity sites, identified within 10 different schedules and for a range of different uses. This background report to the West Dunbartonshire Local Development Plan Main Issue Report reviews all of these development opportunity sites, concluding whether they should remain as development opportunities in the Local Development Plan and how and for what use(s) they should be designated.

The recommendations of the review are included in the Main Issues Report under Issue 30.

Schedule GD 2 – Redevelopment Opportunity Sites

WDLP Ref.	GD2 (1)	Location	Park Road
Area	0.4 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Redevelopment Opportunity proposed for industry/residential		
Current Use	Vacant/derelict		



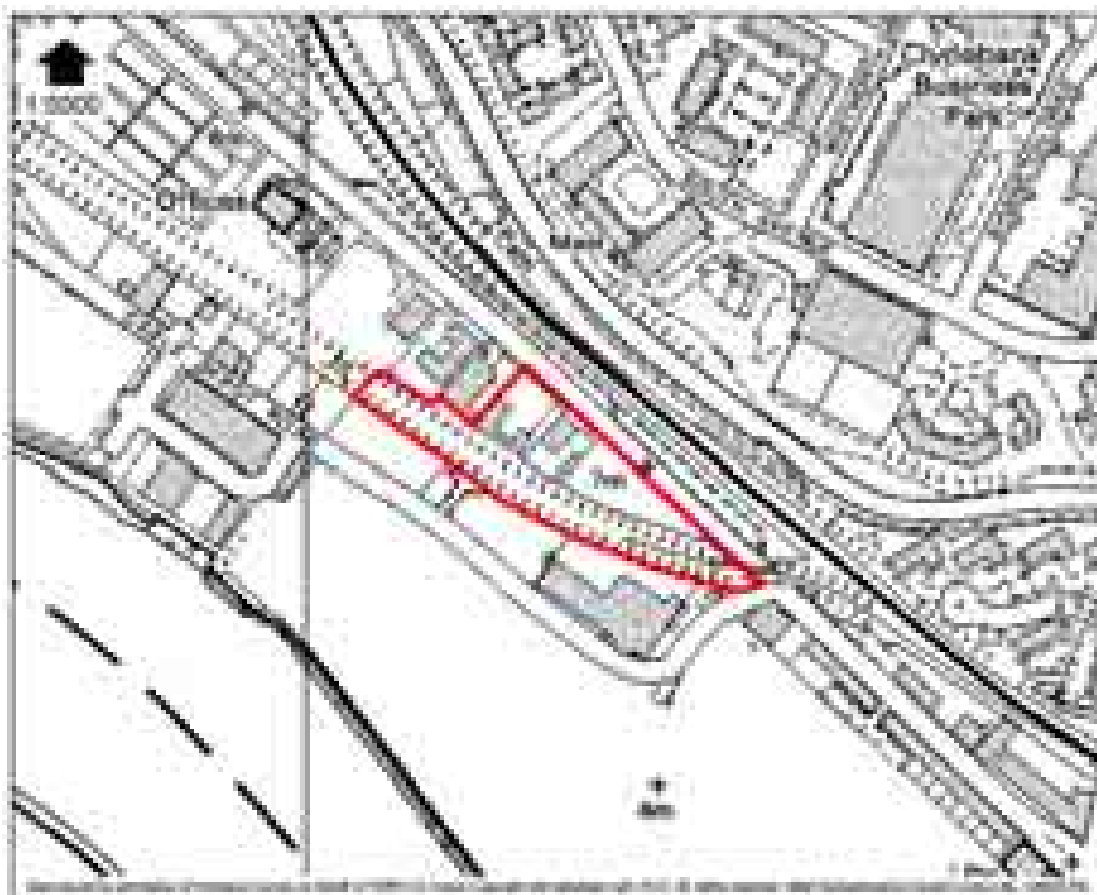
Description	Narrow site between two railway lines. Part now being used by Network Rail.
Planning Status	None.
Development Status	In progress (part site).
SEA Issues	No constraints.
Development Issues	Unknown.
Recommendation	Part of site is now in use. Change to existing industrial/business use.

WDLP Ref.	GD2 (2)	Location	Former Clydebank College
Area	2.5 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Redevelopment/Housing opportunity proposed for residential/community facilities		
Current Use	Vacant/derelict		



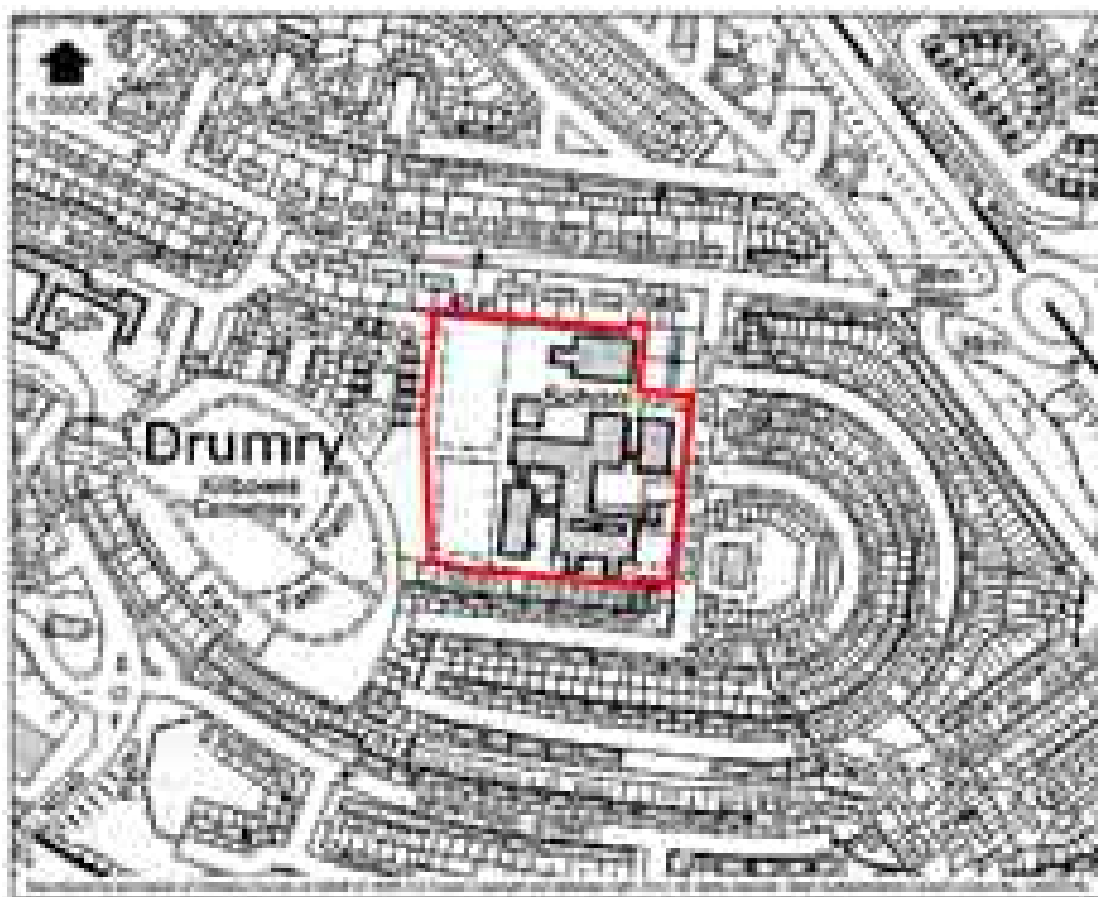
Description	Former site of Clydebank College, now cleared. Sloping site with views down to the Clyde. Surrounded by existing residential areas.
Planning Status	Full consent for housing
Development Status	Not Started
SEA Issues	None
Development Issues	None known
Recommendation	Identify as housing opportunity.

WDLP Ref.	GD2 (3)	Location	193-197 Dumbarton Road
Area	1.65 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Redevelopment Opportunity proposed for residential/business/open space		
Current Use	Disused railway line/business uses/landscaped		



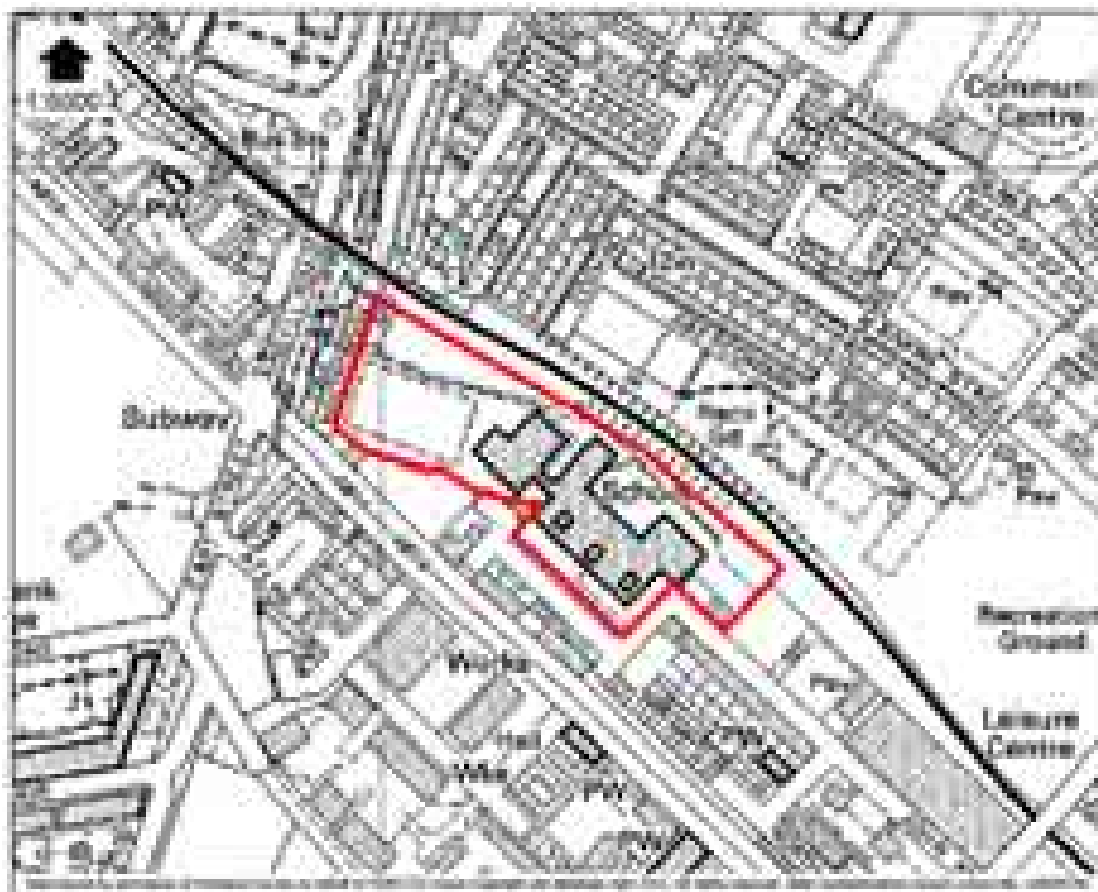
Description	Site with frontage along Glasgow Road and includes disused railway embankment. Adjacent to residential opportunity sites to south and industrial/business land to west.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Land assembly problems. Cost of disabling signalling on disused railway and removing embankment. Sewer runs under landscaped area.
Recommendation	Identify as part of Queens Quay Key Regeneration Site.

WDLP Ref.	GD2 (4)	Location	Braidfield High School
Area	3.0 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Redevelopment Opportunity proposed for residential/community use/open space		
Current Use	Vacant		



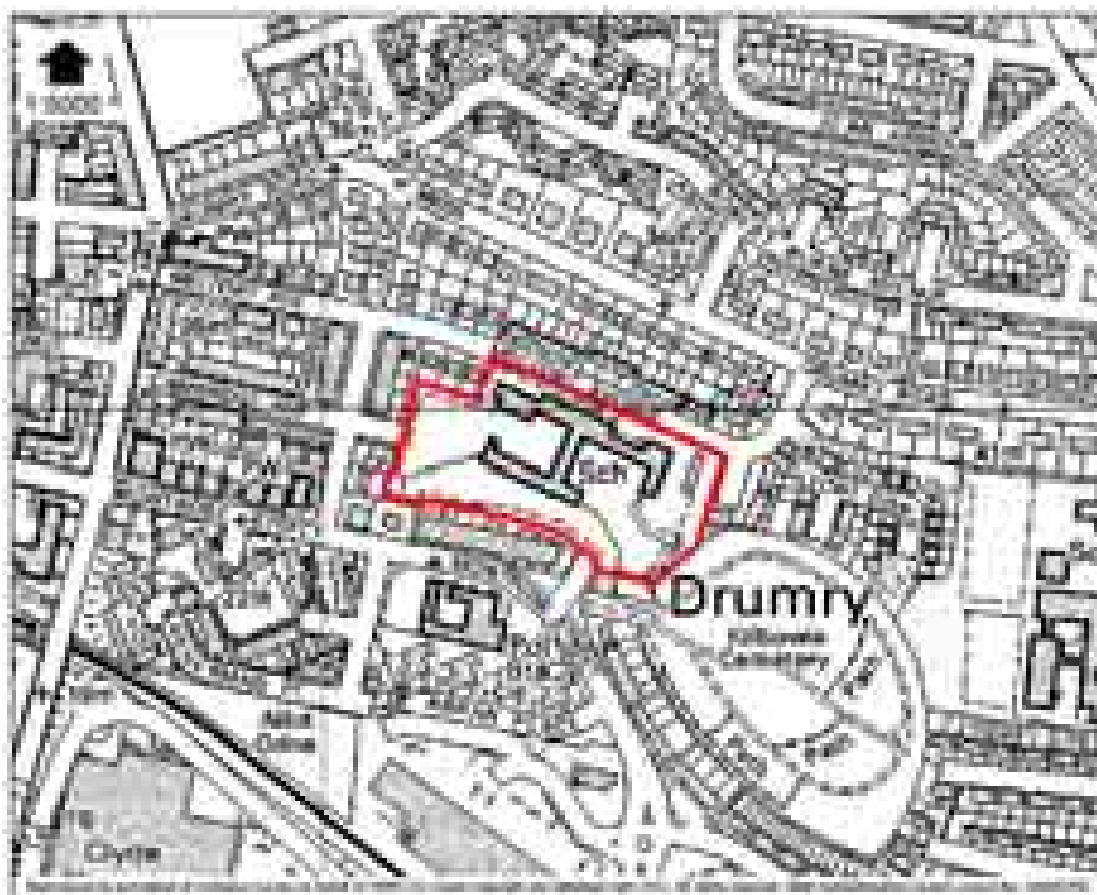
Description	Large square site in established residential area, school buildings cleared.
Planning Status	None.
Development Status	Not Started.
SEA Issues	Cultural Heritage (site is within a WoSAS consultation area)
Development Issues	Await marketing by WDC.
Recommendation	Identify as housing opportunity.

WDLP Ref.	GD2 (5)	Location	St Andrews High School
Area	2.8 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Redevelopment Opportunity proposed for residential/community use open space		
Current Use	Vacant		



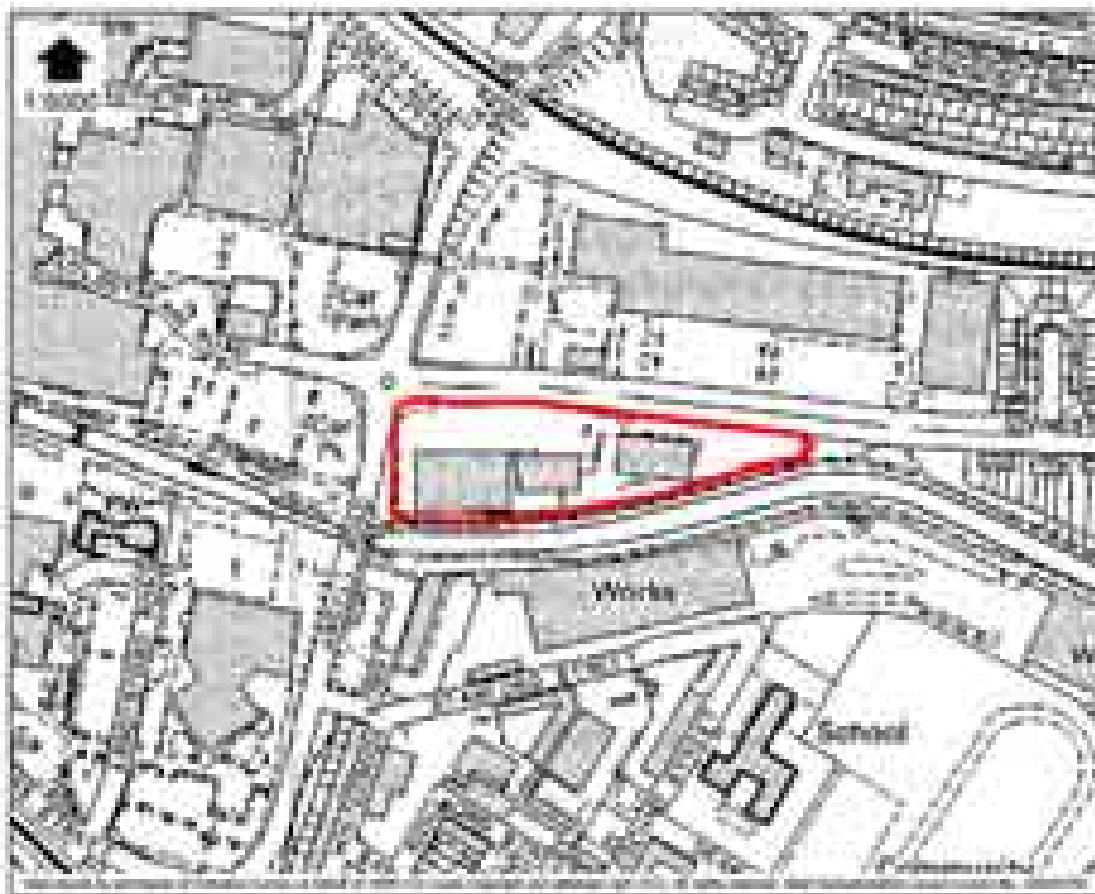
Description	School buildings cleared, flat site. Bounded by railway to north, otherwise in generally residential area close to town centre.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Eastern part of site within airport noise contour and HSE consultation zone for Rothesay Dock oil terminal. Awaiting marketing by WDC
Recommendation	Identify as housing opportunity.

WDLP Ref.	GD2 (6)	Location	St Eunan's Primary School
Area	2.1 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Redvelopment Opportunity proposed for residential/community use /open space		
Current Use	Vacant		



Description	Vacant school buildings within established residential area.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS consultation area).
Development Issues	Awaiting marketing by WDC
Recommendation	Identify as housing opportunity.

WDLP Ref.	GD2 (7)	Location	Clyde Retail Park
Area	1.7 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Redevelopment Opportunity proposed for residential/retail/commercial		
Current Use	Retail		



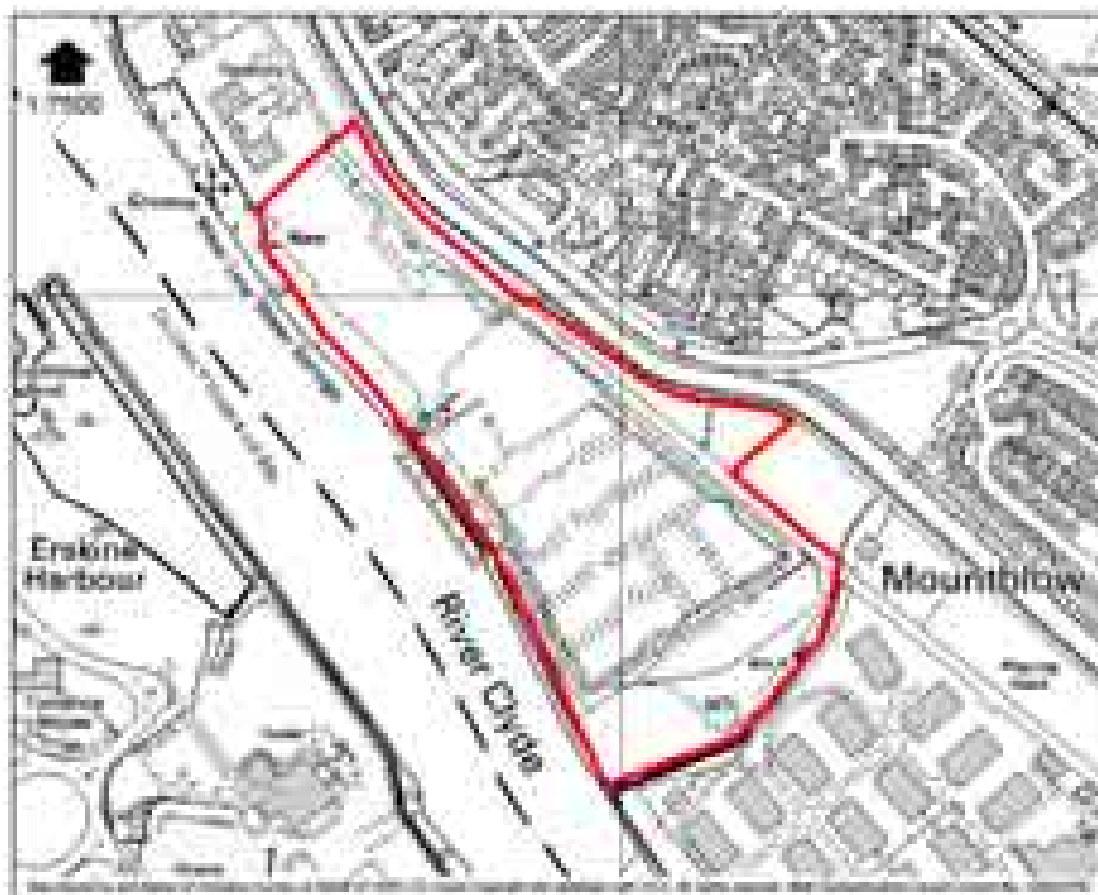
Description	Occupied retail units along canalside within commercial area and adjacent to town centre
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS consultation area, Scheduled Monument: Forth and Clyde Canal - Bowling to Old Kilpatrick).
Development Issues	Existing retail business. Canalside design requirements
Recommendation	Delete as redevelopment opportunity and retain as Commercial Centre

WDLP Ref.	GD2 (8)	Location	Gavinburn Bus Depot
Area	1.0 ha	Town	OLD KILPATRICK
WDLP Proposed Use(s)	Redvelopment Opportunity proposed for heritage/residential/public services		
Current Use	Existing business use		



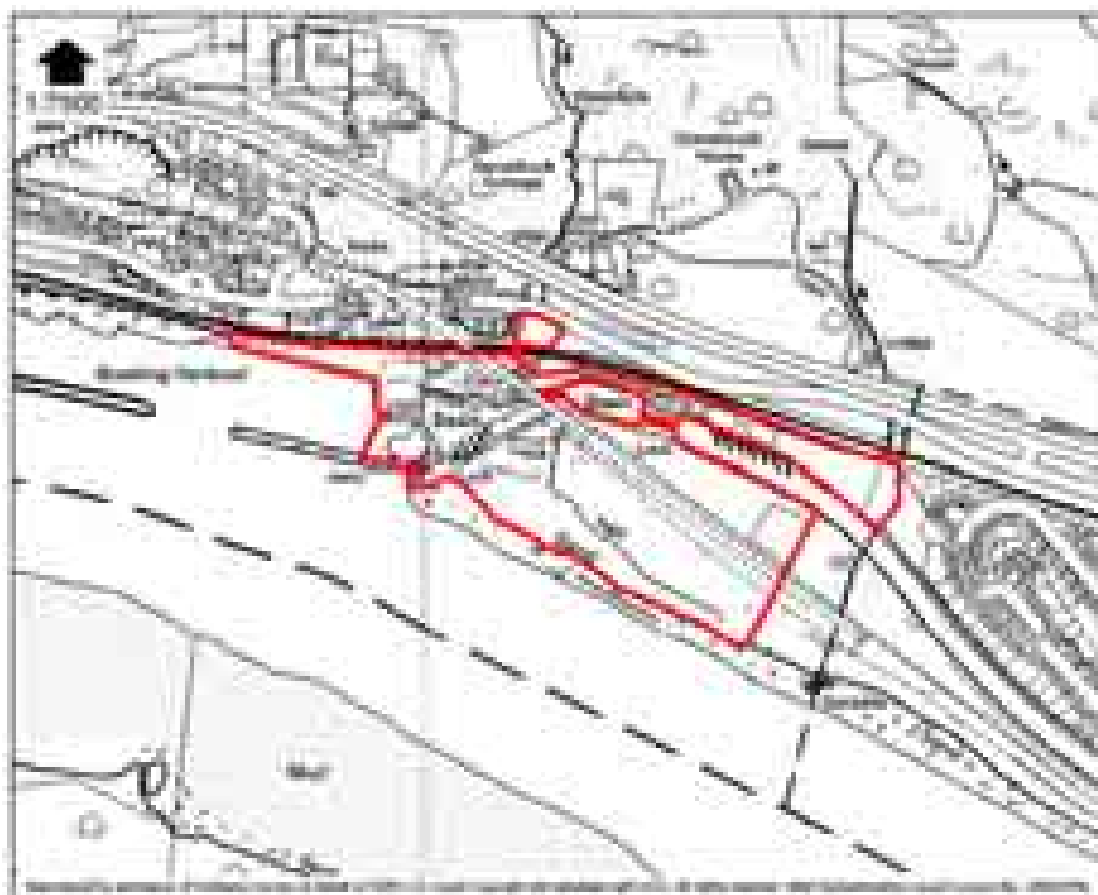
Description	Occupied business premises within established residential area.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (Antonine Wall WHS and Scheduled Monument, WoSAS and HS consultation area)
Development Issues	Existing business in operation. Archaeological value of site will restrict redevelopment potential
Recommendation	Delete redevelopment opportunity and change to existing residential area.

WDLP Ref.	GD2 (9)	Location	Carless Oil Depot
Area	16.8 ha	Town	OLD KILPATRICK
WDLP Proposed Use(s)	Redevelopment Opportunity for proposed industry/business/residential/retail/leisure/openspace		
Current Use	Vacant/derelict		



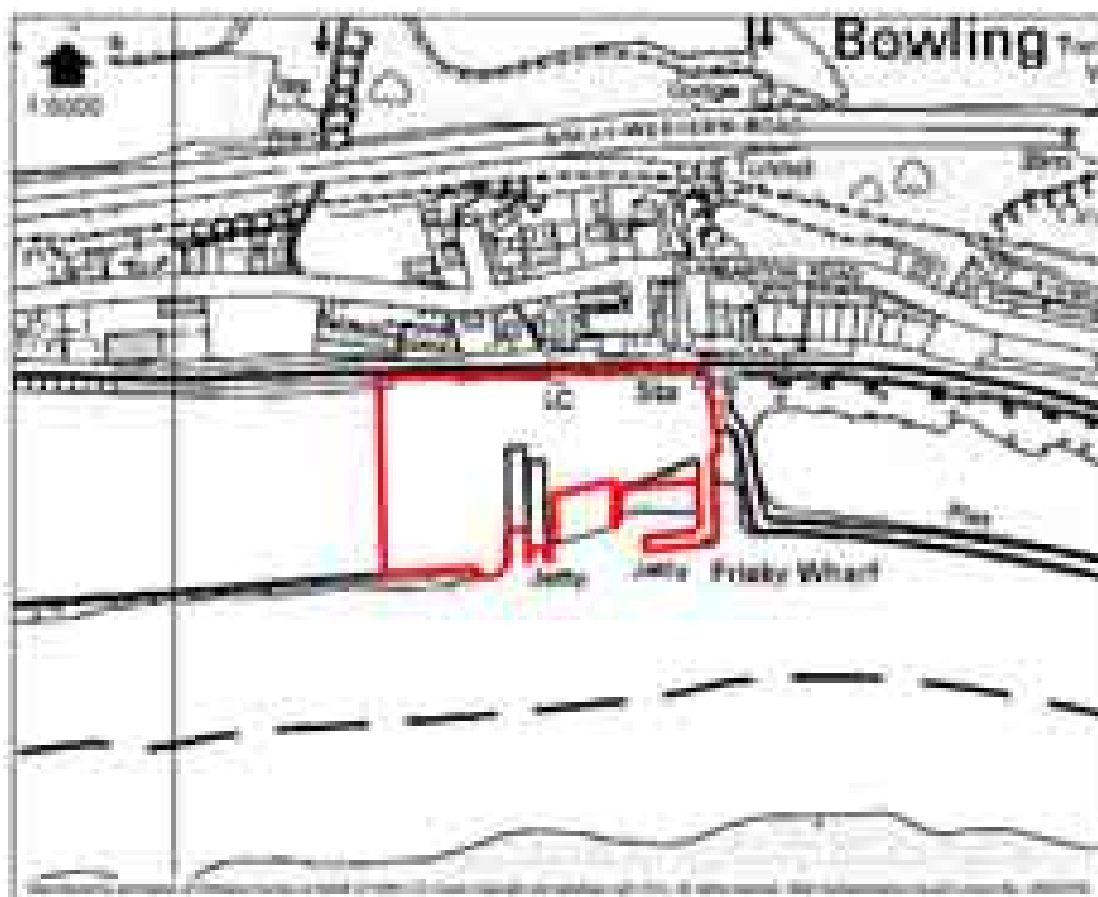
Description	Major redevelopment site site lying between River Clyde and Forth and Clyde canal. Contamination related to former oil storage. Existing industrial use to north and south.
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (Inner Clyde SPA), Cultural Heritage (WoWAS and HS consultation area), site adjacent to Scheduled Monument: Forth and Clyde Canal - Old Kilpatrick to Linnvale), Flood risk, Contamination.
Development Issues	Main issues relate to contamination and access, and consultation area for bonds.
Recommendation	Identify as Key Regeneration Site

WDLP Ref.	GD2 (10)	Location	Bowling Basin
Area	8.1 ha	Town	BOWLING
WDLP Proposed Use(s)	Redevelopment Opportunity with proposed uses of residential/leisure/commercial/tourism/retail/opensp		
Current Use	Vacant/business/green		



Description	Large site including areas of foreshore, woodland, canalside frontage, disused railway and bridges.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS consultation area, Scheduled Monument: Forth and Clyde Canal – Bowling to Old Kilpatrick, Listed Buildings and structures), Nature Conservation (site adjacent to the Inner Clyde SPA), Flood risk
Development Issues	Access issues over canal and railway bridges. Requirement to protect foreshore and natural habitat and built heritage. Canalside design issues
Recommendation	Identify as Key Regeneration Site

WDLP Ref.	GD2 (11)	Location	Scotts Yard
Area	2.5 ha	Town	BOWLING
WDLP Proposed Use(s)	Redevelopment Opportunity with proposed uses of residential/leisure		
Current Use	Vacant/derelict		



Description	Former industrial site on western edge of Bowling Harbour, bounded by railway and River Clyde
Planning Status	None
Development Status	Not Started
SEA Issues	Archaeology (WoSAS consultation area), Biodiversity (site adjacent to Inner Clyde SPA), Flood risk
Development Issues	Access required across railway or through Exxon site.
Recommendation	Identify as part of Esso Bowling Key Regeneration Site.

WDLP Ref.	GD2 (12)	Location	Dennyston Forge
Area	3.6 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Redevelopment Opportunity for leisure/industry		
Current Use	Vacant/derelict		



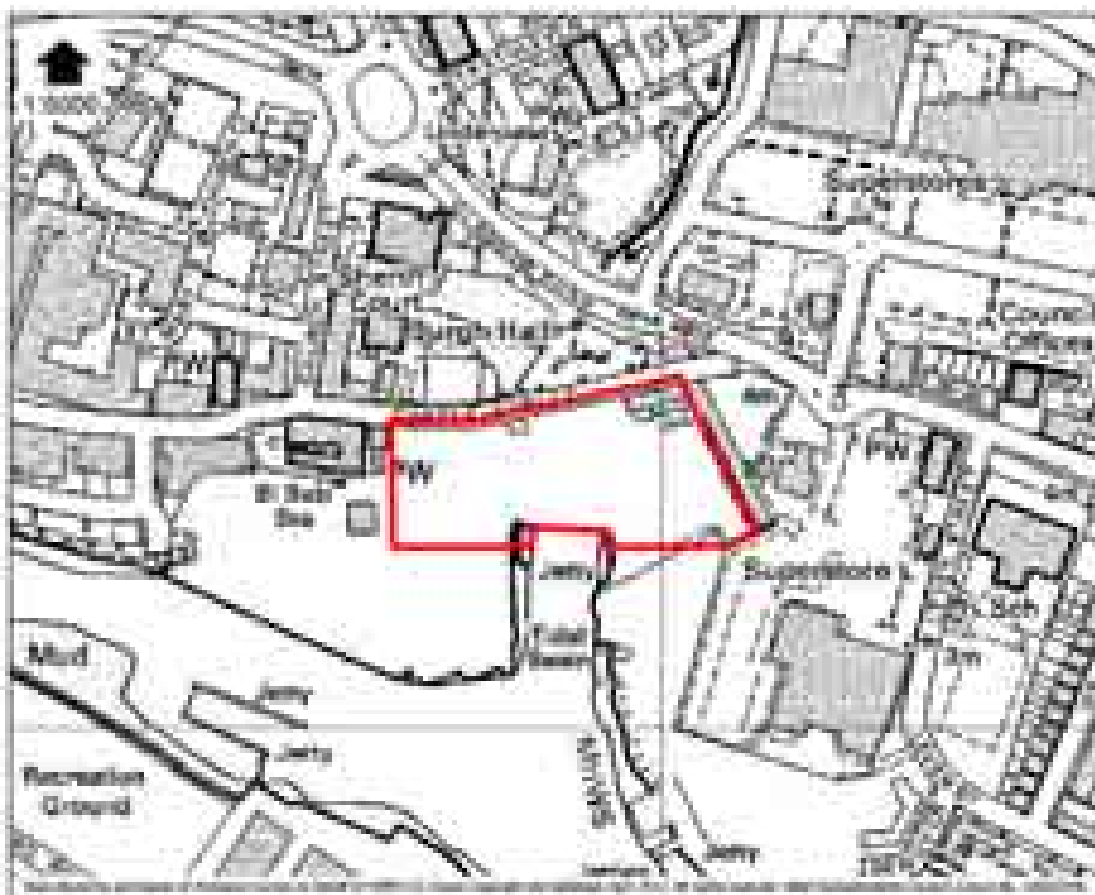
Description	Former industrial area between River Leven and the railway, with Travellers site to north.
Planning Status	Full consent for recycling centre
Development Status	Not Started
SEA Issues	Biodiversity (site adjacent to River Leven and Leven swamp and pond LNCS).
Development Issues	Poor road access across railway. Isolated from rest of urban area.
Recommendation	Delete as redevelopment opportunity and change to industrial/business opportunity.

WDLP Ref.	GD2 (13)	Location	Dumbuck Warehouses
Area	11.8 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Redevelopment Opportunity for proposed uses of residential, business, industry.		
Current Use	Existing bonded warehousing and water storage/grazing		



Description	Large rectangular site on east side of Dumbarton between railway/foreshore and Glasgow Road . Mainly industrial uses to north and residential to west.
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (site is adjacent to Inner Clyde SPA), Flood risk
Development Issues	Proximity to HSE hazard (adjacent to bonds).
Recommendation	Delete redevelopment opportunity and change to existing industrial use (see also Issue 29).

WDLP Ref.	GD2 (14)	Location	Castle Street (East)
Area	2.5 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Redevelopment Opportunity for proposed Retail/residential/public services uses		
Current Use	Vacant/derelict		



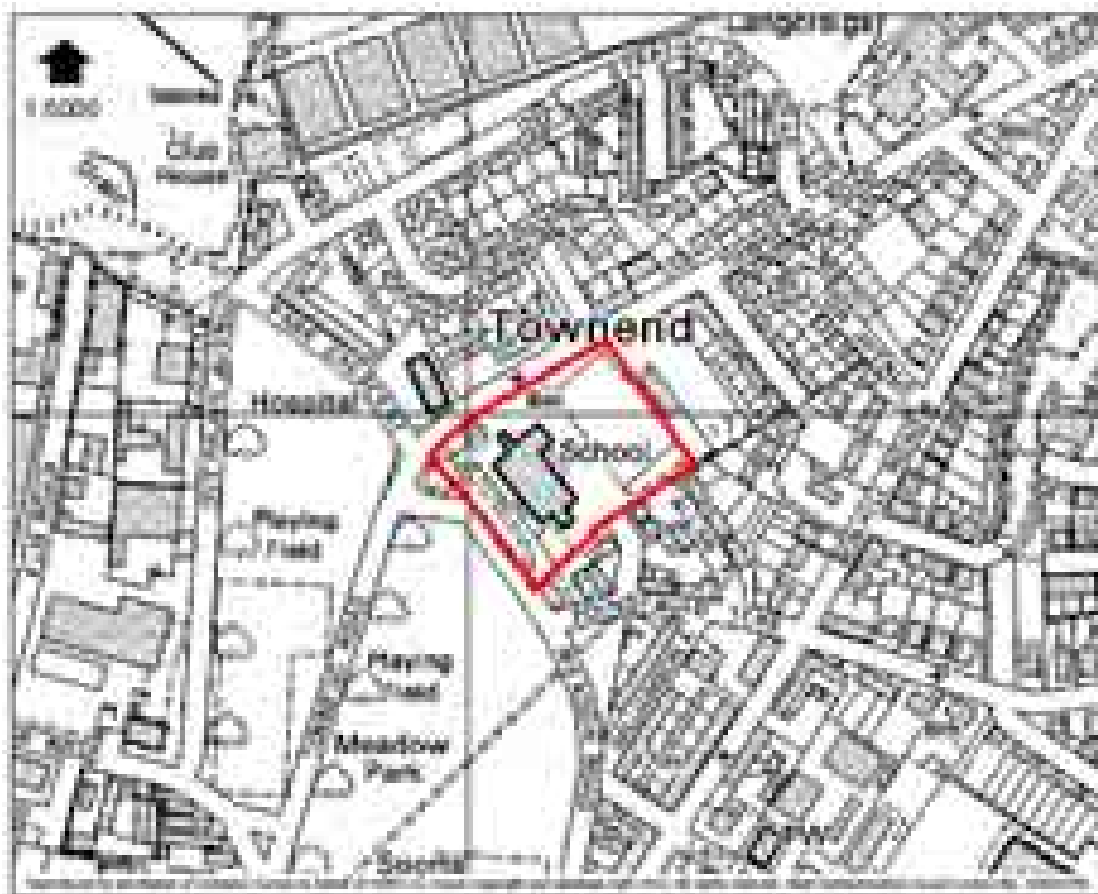
Description	Former distillery/industrial site on edge of Dumbarton town centre around river basin. Cleared of buildings
Planning Status	Outline consent
Development Status	Not Started
SEA Issues	Biodiversity (site adjacent to River Leven LNCS), Flood risk, Cultural Heritage (WoSAS consultation area)
Development Issues	Appropriate development mix, design issues, links with adjacent sites, drainage
Recommendation	Identify as part of Dumbarton Waterfront Key Regeneration Site

WDLP Ref.	GD2 (15)	Location	Aitkenbar Primary School
Area	1.9 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Redevelopment Opportunity for residential/community use/open space		
Current Use	Education		



Description	Occupied school on edge of Bellsmyre residential area, adjacent to Green Belt.
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (site is adjacent to Bellsmyre Grasslands LNCS)
Development Issues	None known
Recommendation	Identify as housing opportunity.

WDLP Ref.	GD2 (16)	Location	Braehead Primary School
Area	1.6 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Redevelopment Opportunity for residential/community use/open space		
Current Use	Education		



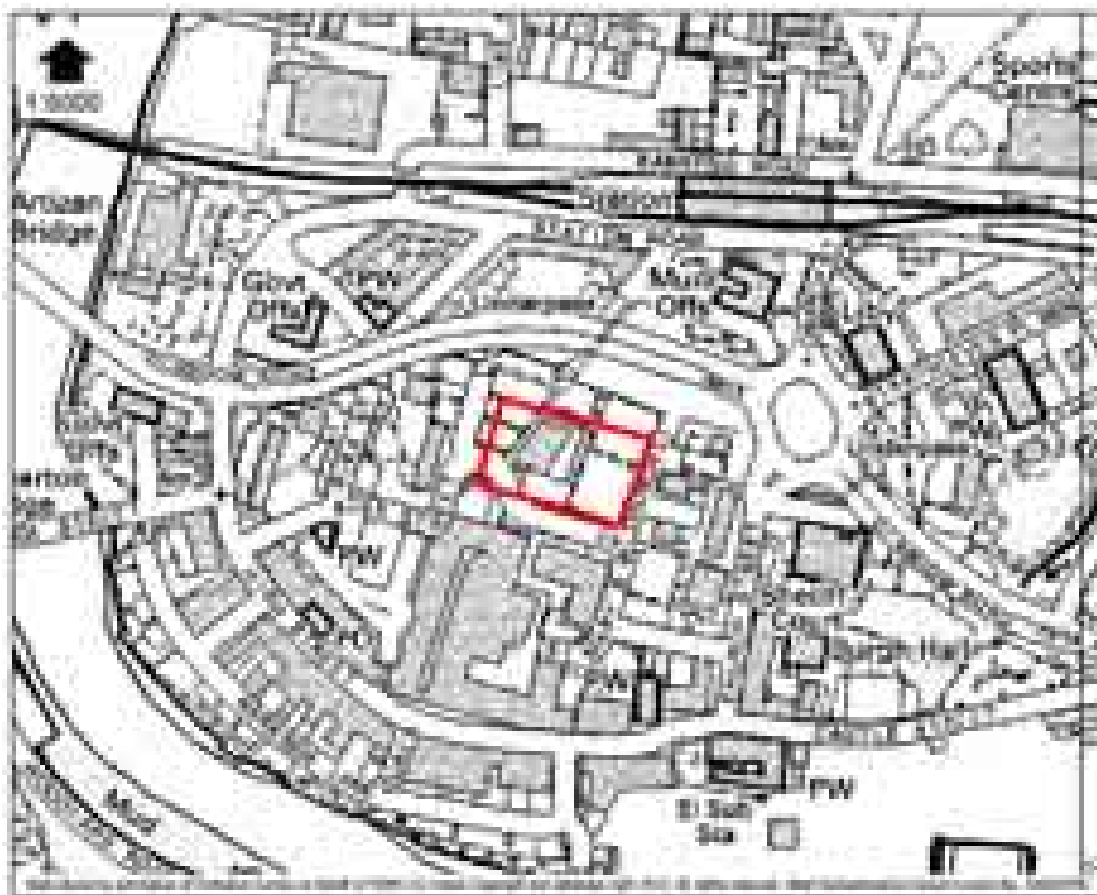
Description	Occupied school on elevated site surrounded by existing residential areas and adjacent to the Meadows
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	None known
Recommendation	Delete as redevelopment opportunity and change to existing Public Services.

WDLP Ref.	GD2 (17)	Location	Dalreoch Primary School
Area	2.3 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Redevelopment Opportunity for residential/community use/open space		
Current Use	Education		



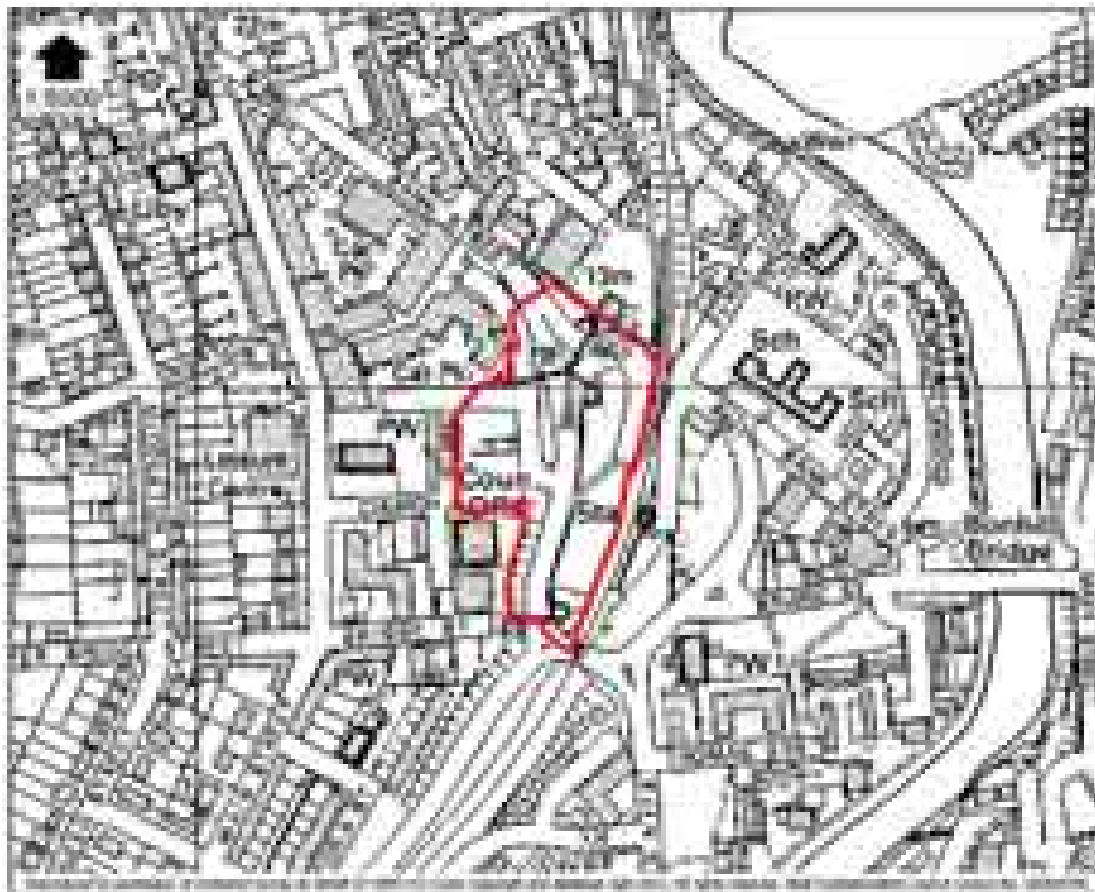
Description	Occupied school on edge of Castlehill built up area, adjacent to Green Belt and residential areas.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (school contains a mural which is Cat. B listed)
Development Issues	None known
Recommendation	Delete as redevelopment opportunity and change to existing Public Services

WDLP Ref.	GD2 (18)	Location	St Marys Way/Risk St/Church Court
Area	0.75 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Redevelopment Opportunity for retail/business/ancillary parking		
Current Use	Bowling Green, pavilion, and Bingo Hall		



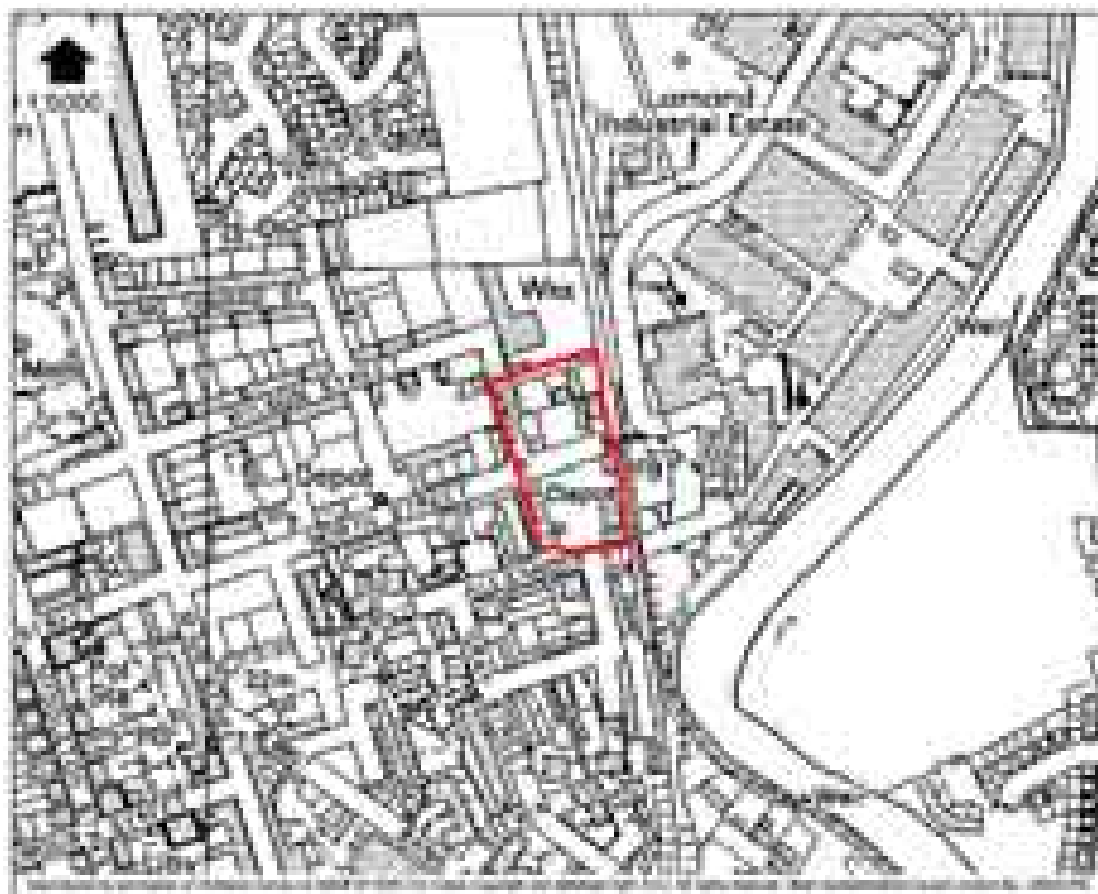
Description	Within Dumbarton town centre, surrounded by town centre uses including residential, theatre, parking etc.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS consultation zone), Flood risk
Development Issues	Majority of site is well maintained and used Bowling Club and pavilion. Identified in Masterplan for retail/business use.
Recommendation	Remove redevelopment opportunity and identify as town centre.

WDLP Ref.	GD2 (19)	Location	Bank St
Area	2.1 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Redevelopment Opportunity for retail/residential, commercial		
Current Use	Car parking and access and landscaping		



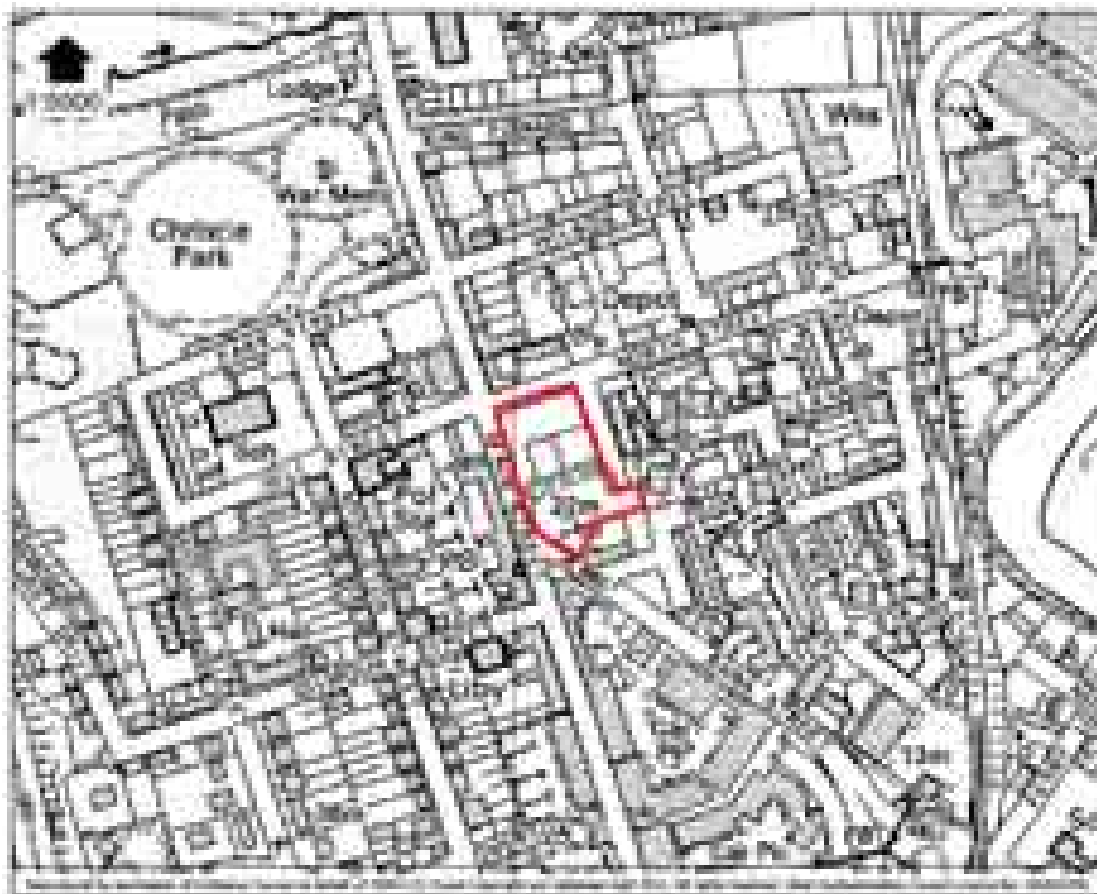
Description	Area of car parking and access within Alexandria town centre, identified for redevelopment as Mitchell Way.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (site is in vicinity of a number of Listed Buildings)
Development Issues	Refer to development brief for Mitchell Way
Recommendation	Identify as retail opportunity.

WDLP Ref.	GD2 (20)	Location	North Street
Area	0.8 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Redevelopment Opportunity for industrial, business, residential		
Current Use	Existing business (Methven Motors), occupied house and garden, vacant yard to north of North Street, premises vacated by CPR to south		



Description	Part-used industrial site, part vacant within an area of mixed uses - industrial, residential, railway.
Planning Status	None
Development Status	Not Started
SEA Issues	None known
Development Issues	Affected by HSE consultation zone.
Recommendation	Identify as Industrial and Business Opportunity.

WDLP Ref.	GD2 (21)	Location	Kippen Dairy
Area	0.62 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Redevelopment Opportunity for retail/commercial/leisure/residential		
Current Use	Vacant/derelict		



Description	Vacant site within Alexandria town centre
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	None known. WDC has agreed to sell to Cordale HA for social rented housing
Recommendation	Identify as housing opportunity.

Schedule LE 1 – Industrial and Business Class Opportunity Sites

WDLP Ref.	LE1 (1)	Location	Clydebank Industrial Estate
Area	0.74 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant		



Description	Waterfront site on the edge of Clydebank Industrial Estate, adjacent to Clydeside Community Park. The site is semi-natural with mature trees lining the southern and eastern boundaries.
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (proximity to Inner Clyde SPA)
Development Issues	None known
Recommendation	Retain as Industrial and Business Class Opportunity; Extend site northwards (increases area to 0.82 ha)

WDLP Ref.	LE1 (2)	Location	Clyde Gate, Cable Depot Road
Area	2.85 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Office / Nursery / Landscaping / Vacant		



Description	Waterfront site adjacent to Golden Jubilee hospital (west) and other industrial uses on Cable Depot Road. Prepared for development with roads infrastructure and hard landscaping complete and first 'business pavilion' constructed, ground-floor occupied by children's nursery.
Planning Status	Full PP granted for one business pavilion (constructed).
Development Status	Developed (part site)
SEA Issues	Biodiversity (proximity to Inner Clyde SPA), Flood risk
Development Issues	None known
Recommendation	Retain as Industrial and Business Class Opportunity; Amend site area to reflect developable area following infrastructure works and development (decreases area to approx 1.19 ha)

WDLP Ref.	LE1 (3)	Location	Clydebank Business Park
Area	2.67 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant		



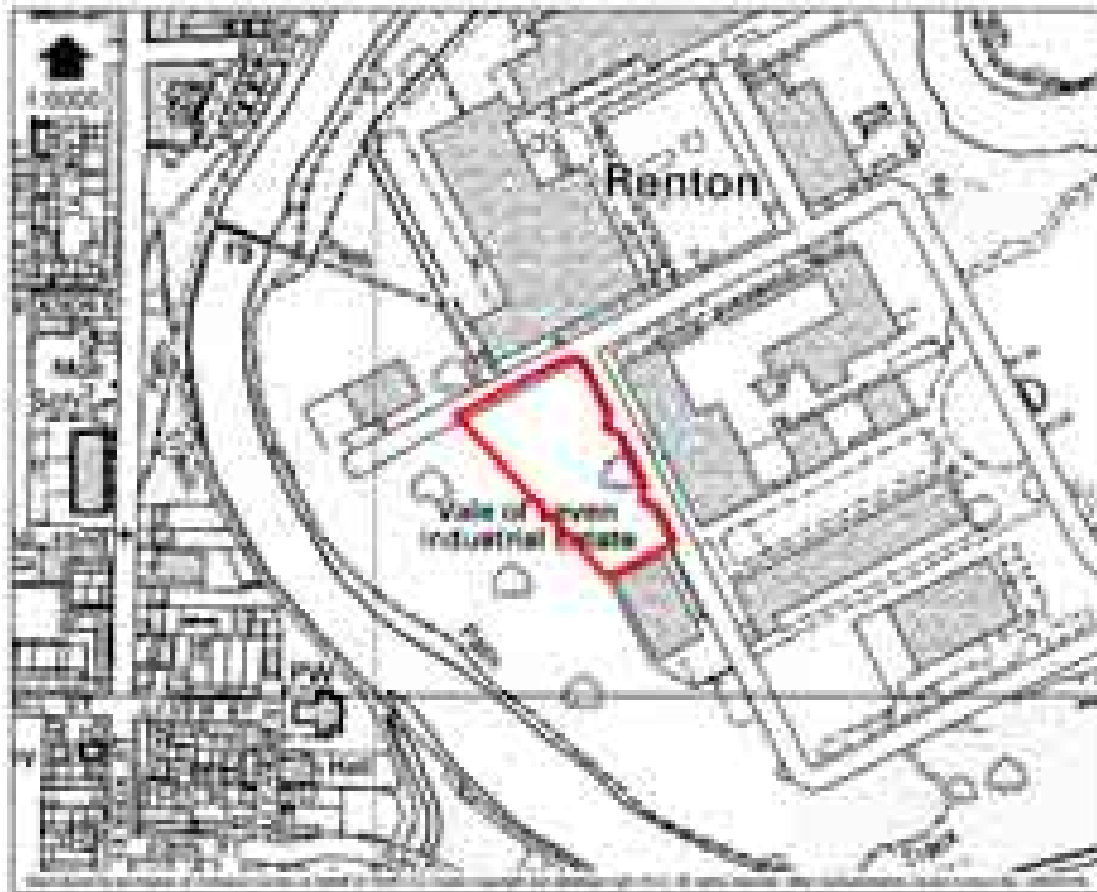
Description	Last undeveloped site within Clydebank Business Park. Part of site currently under development as extension to adjacent office (Northern Marine Management Ltd). Remainder is grassed, with tree belt along boundary with Boquhanran Road/railway/canal.
Planning Status	Full PP granted for extension to office (under construction); Full PP granted for production and warehouse building (not commenced).
Development Status	In progress (part site)
SEA Issues	Cultural Heritage (WoSAS Consultation Area, Scheduled Monument – Forth and Clyde Canal – Old Kilpatrick to Linnvale)
Development Issues	None known
Recommendation	Retain undeveloped area as Industrial and Business Class Opportunity (decreases area to approx 0.52 ha)

WDLP Ref.	LE1 (4)	Location	Cart Street (Queens Quay)
Area	1.96 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant		



Description	Waterfront site prepared for development. Adjacent to Clydebank College and part of larger site developed as two office buildings (Titan Enterprise Centre & Aurora House).
Planning Status	PAN10/005 - Erection of leisure/civic centre PDE - Full PP for car park
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	None known
Recommendation	Identify as part of Queens Quay Key Regeneration Site.

WDLP Ref.	LE1 (5)	Location	Vale of Leven Industrial Estate (W)
Area	1.09 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant / informal recreation		



Description	Vacant site, scrub land within Vale of Leven Industrial Estate.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	None known
Recommendation	Retain as Industrial and Business Class Opportunity.

WDLP Ref.	LE1 (6)	Location	Vale of Leven Industrial Estate (N)
Area	4.2 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant / informal recreation		



Description	Vacant site, scrubland with tree/shrub belt running along middle, a few shrubs also on the eastern part of the site and mature (25-30 m) sycamore in northern quarter. Adjoins Strathleven Park and Strathleven House.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Potential residential amenity issues.
Recommendation	Retain as Industrial and Business Class Opportunity.

WDLP Ref.	LE1 (7)	Location	Vale of Leven Industrial Estate
Area	7.25 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant / informal recreation		



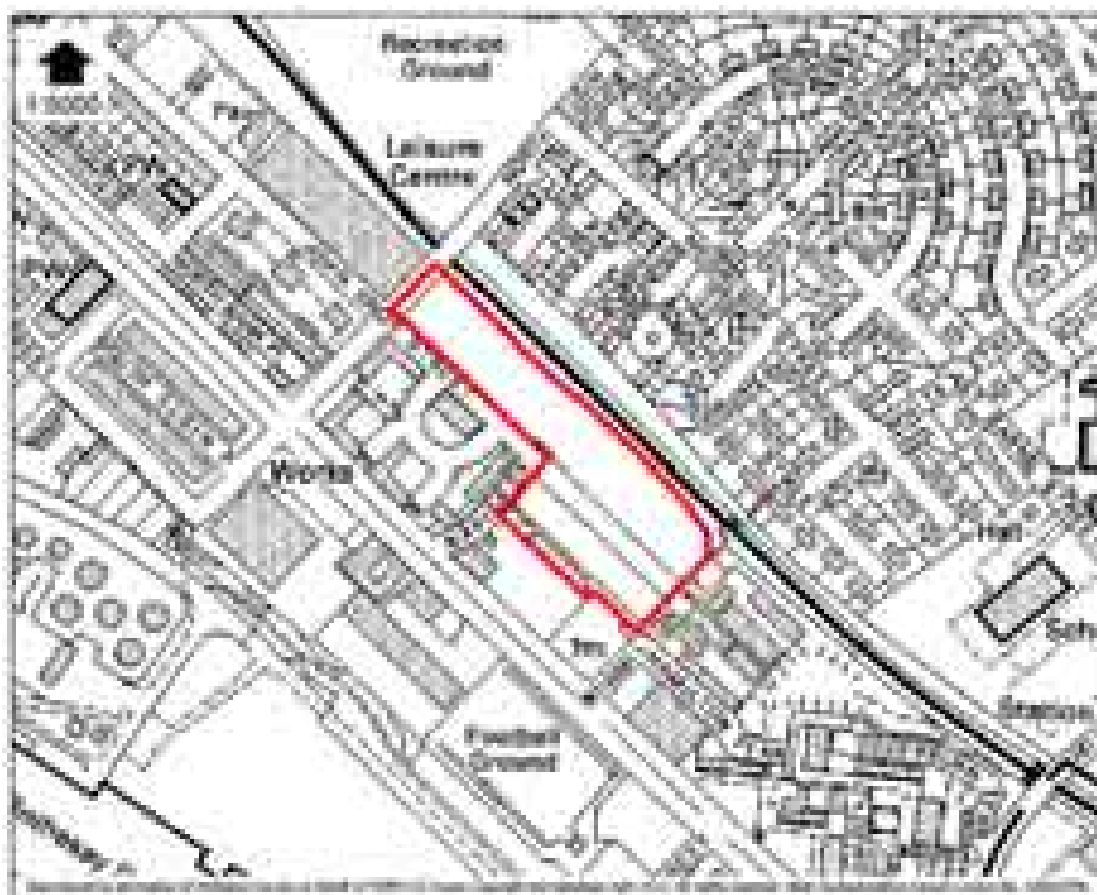
Description	Vacant site, grassland with a number of mature trees particularly surrounding coach house. Adjoins Strathleven Park and Strathleven House.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed Building: Coach house range and stable yard, Doocot (both Cat. B))
Development Issues	H&SE Notification Zone (bottling plant – inner zone); Potential residential amenity issues.
Recommendation	Retain as Industrial and Business Class Opportunity. Identify Listed Building Opportunity.

WDLP Ref.	LE1 (8)	Location	Rothesay Dock
Area	4.44 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant		



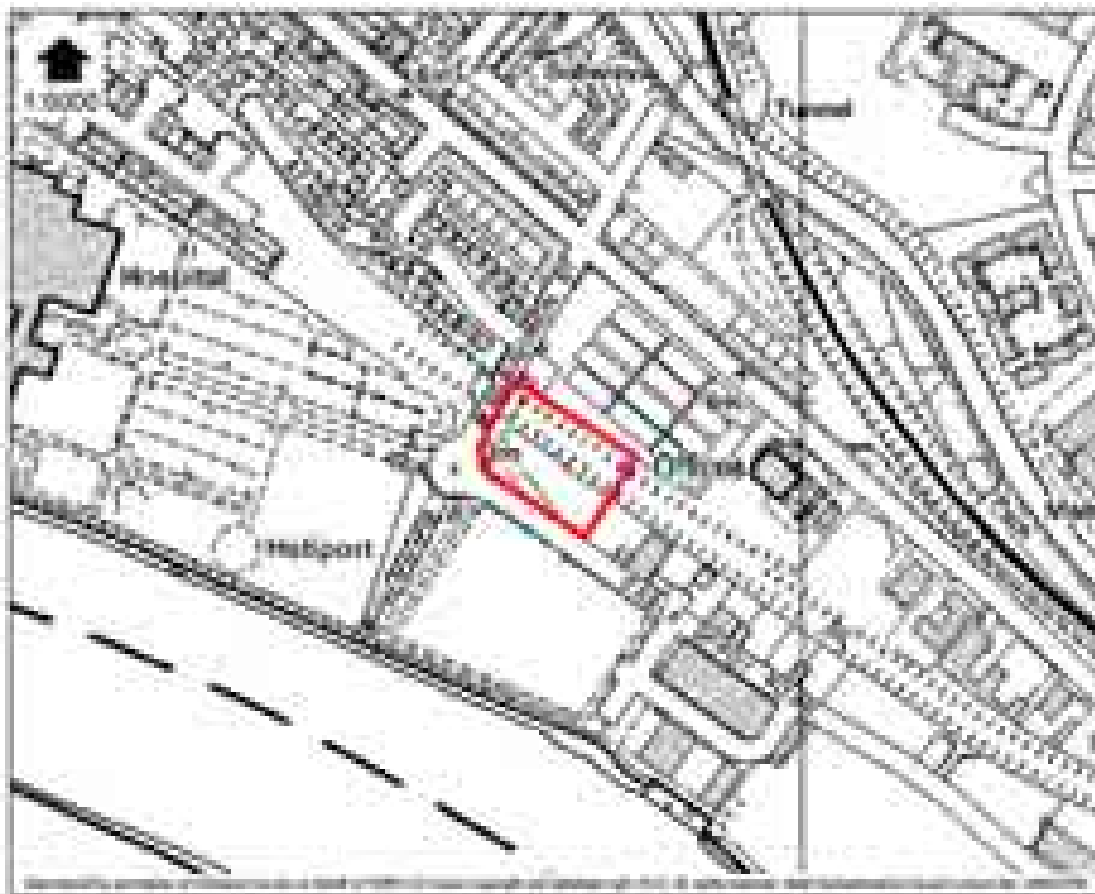
Description	Two separate sites, both mainly cleared with limited vegetation. Surrounded by mostly industrial uses but with football ground & core path/green space corridor to north.
Planning Status	None
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	H&SE Notification Zone (fuel depot - middle zone)
Recommendation	Retain as Industrial and Business Class Opportunity.

WDLP Ref.	LE1 (9)	Location	John Knox Street
Area	1.71 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant		



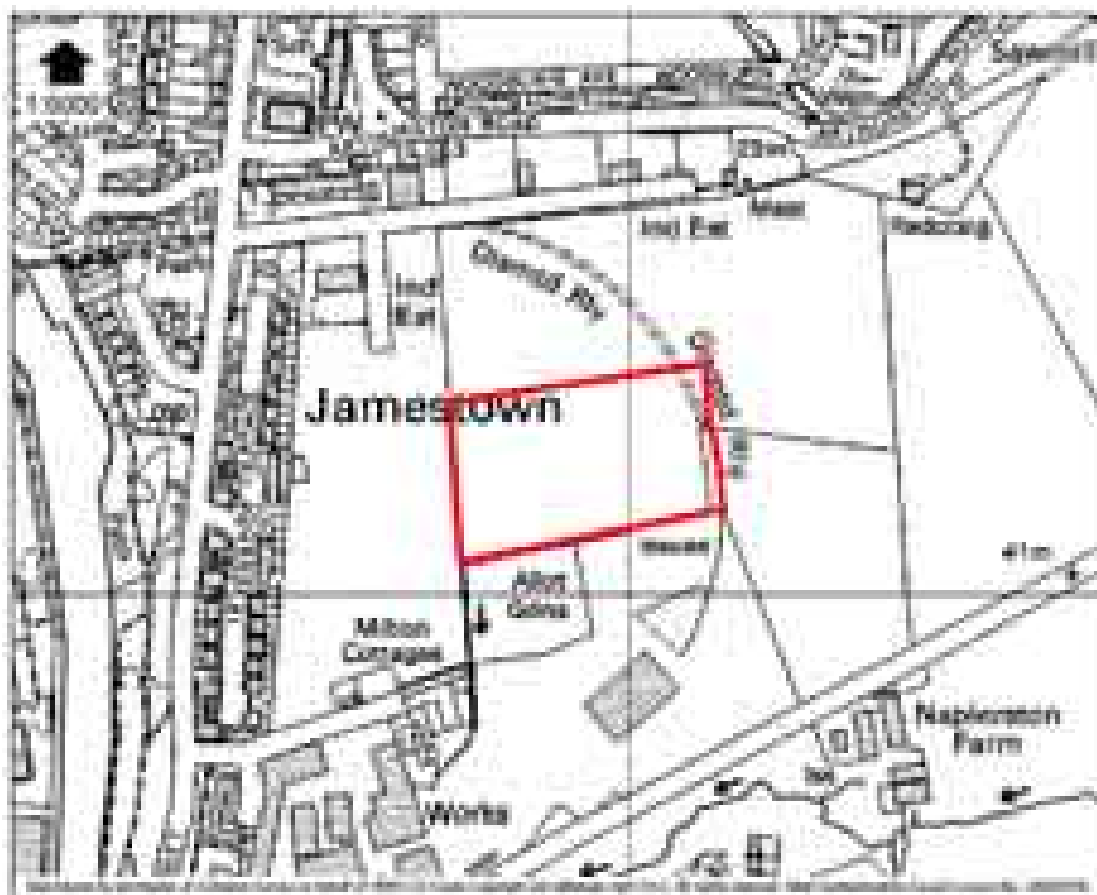
Description	Vacant scrubland, including some mature trees either side of John Knox Street and adjacent to Clydebank ReBuilt workshops. Site has been cleared and is under construction
Planning Status	PDE - PPP and Full planning permission for industrial units (eastern part of site)
Development Status	In progress (part site)
SEA Issues	None
Development Issues	H&SE Notification Zone (fuel depot - inner zone)
Recommendation	Retain as Industrial and Business Class Opportunity; Extend area to south to take account of planning application boundary.

WDLP Ref.	LE1 (10)	Location	Cable Depot Road
Area	0.61 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant		



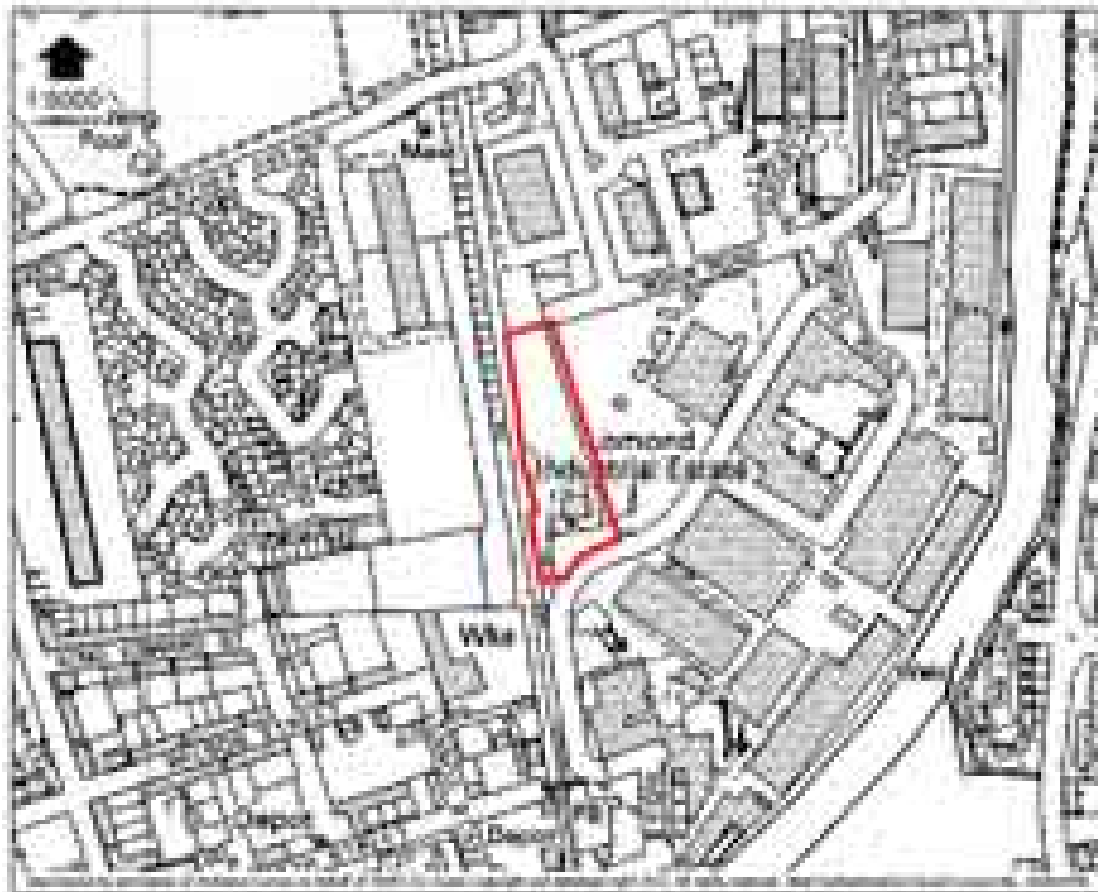
Description	Vacant site, mostly cleared but with trees to rear of site (former railway line).
Planning Status	None
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	None known
Recommendation	Retain as Industrial and Business Class Opportunity.

WDLP Ref.	LE1 (11)	Location	Main Street
Area	1.93 ha	Town	JAMESTOWN
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant		



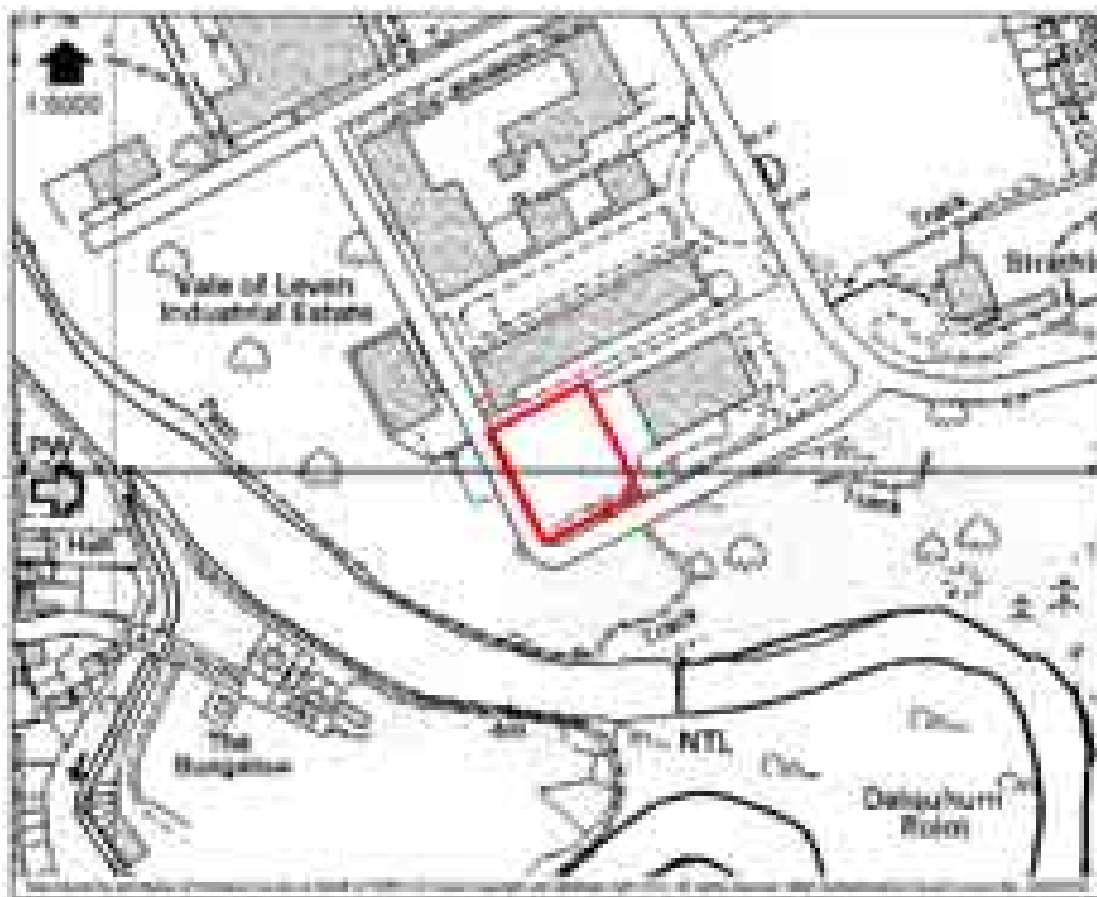
Description	Open field to rear of timber yard. Disused railway forms boundary with green belt (although this is not reflected in housing opportunity site to the north – see Green Belt Review). Larger housing opportunity site to west.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Residential amenity; Access (dependant on development of adjacent opportunity sites)
Recommendation	Identify as Industrial and Business Class Opportunity reserved site for expansion of adjacent sawmill only.

WDLP Ref.	LE1 (12)	Location	Bowie Road, Lomond Industrial Estate
Area	0.3 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Industrial and Business Class Opportunity (Reserved)		
Current Use	Residential dwelling / Vacant / Distillery operations		



Description	Bounded by railway line to the west, this site within the Lomond Industrial Estate comprises uses in connection with the distillery to the north; a cleared site to the middle and a residential dwelling to the south.
Planning Status	Full PP granted (2008) for extension to distillery including storage tank, new vessels and cooling towers with pipebridge to existing distillery
Development Status	Developed (part site)
SEA Issues	None
Development Issues	H&SE Notification Zone (bonded warehouses - inner zone); access
Recommendation	Redesignate as existing Industrial and Business Use.

WDLP Ref.	LE1 (13)	Location	Vale of Leven Industrial Estate (SW)
Area	0.63 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Industrial and Business Class Opportunity (Reserved)		
Current Use	Vacant		



Description	Semi-natural, enclosed site within Vale of Leven Industrial Estate.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	None known
Recommendation	Identify as Industrial and Business Class Opportunity (not reserved).

WDLP Ref.	LE1 (14)	Location	Vale of Leven Industrial Estate
Area	1.74 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Industrial and Business Class Opportunity (Reserved)		
Current Use	Vacant / Informal recreation		



Description	Semi-natural, enclosed site within Vale of Leven Industrial Estate adjacent to Kilmaild bottling plant (reserved for expansion of bottling plant)
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (adjoins River Leven LNCS).
Development Issues	H&SE Notification Zone (bottling plant – inner zone)
Recommendation	Identify Industrial and Business Class Opportunity (not reserved).

WDLP Ref.	LE1 (15)	Location	North Kilmaild (Allied)
Area	5.97 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Industrial and Business Class Opportunity (Reserved)		
Current Use	Semi-agricultural		



Description	Greenfield site adjacent to Kilmaild bottling plant (reserved for expansion of bottling plant).
Planning Status	None
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	H&SE Notification Zone (bottling plant - inner zone); Power lines.
Recommendation	Continue to identify as Industrial site reserved for expansion of bottling plant only.

WDLP Ref.	LE1 (16)	Location	Bankend Road
Area	0.63 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Industrial and Business Class Opportunity (Reserved)		
Current Use	Vacant		



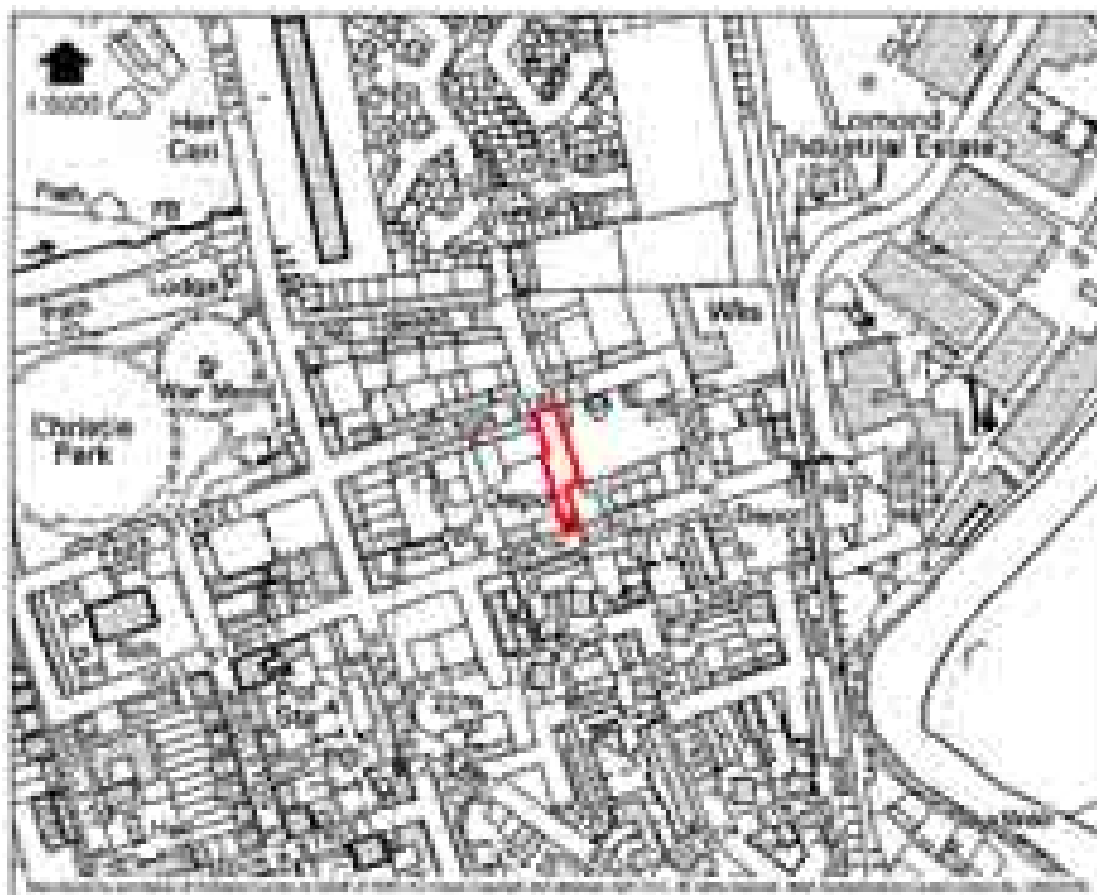
Description	Vacant, semi-natural site confined by railway to south, River Leven to west and industrial uses to north and east.
Planning Status	None
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	Access only via adjacent factory.
Recommendation	Identify as Industrial and Business Class Opportunity site. Reconfiguration of wider area could free up site in the longer term.

WDLP Ref.	LE1 (17)	Location	Carless
Area	6 ha	Town	OLD KILPATRICK
WDLP Proposed Use(s)	Industrial and Business Class Opportunity and Redevelopment Opportunity		
Current Use	Vacant/derelict		



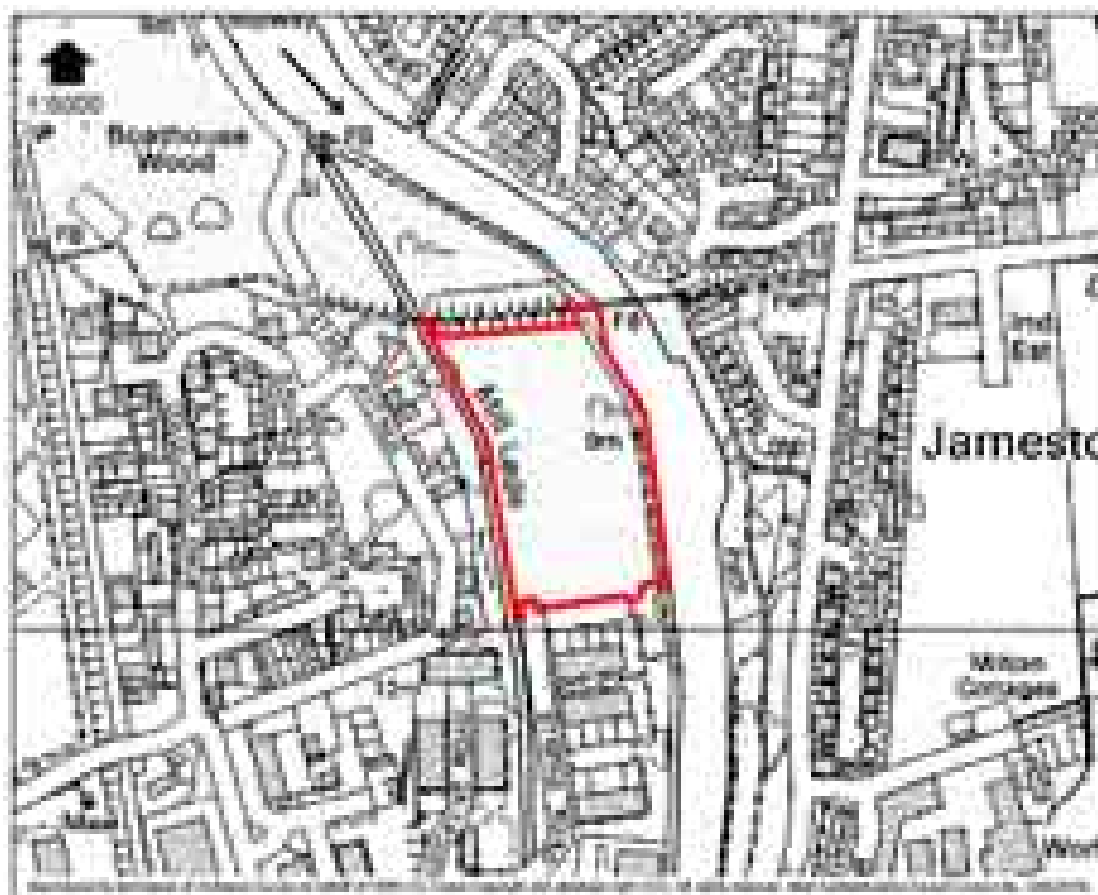
Description	Major redevelopment site site lying between River Clyde and Forth and Clyde canal. Contamination related to former oil storage. Existing industrial use to north and south.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (WoWAS and HS consultation area, Scheduled Monument - Forth and Clyde Canal), Biodiversity (Inner Clyde SPA), Flood Risk, Contaminated land
Development Issues	Main issues relate to contamination and access. Restrictions also from consultation zone for adjacent bonds
Recommendation	Identify as Key Regeneration Site.

WDLP Ref.	LE1 (18)	Location	Wilson Street
Area	0.12 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Industrial and Business Opportunity		
Current Use	Vacant		



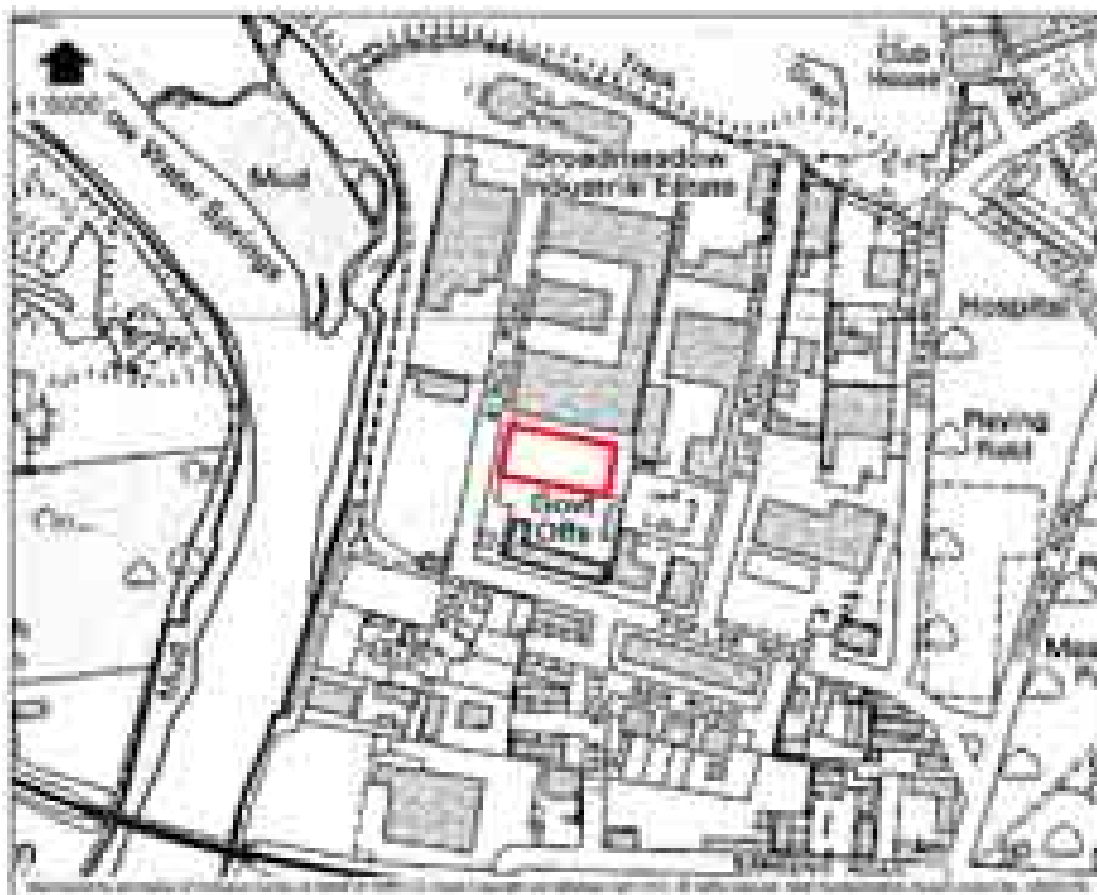
Description	Narrow site between predominately industrial uses on North Street and the residential Wilson Street. Site is characterised by a number of mature trees. No access from North Street due to electricity sub-station (or similar).
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	None known
Recommendation	Site to be included as part of adjacent Housing Opportunity Site.

WDLP Ref.	LE1 (19)	Location	Lomond Industrial Estate
Area	1.97 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Industrial and Business Class Opportunity		
Current Use	Vacant		



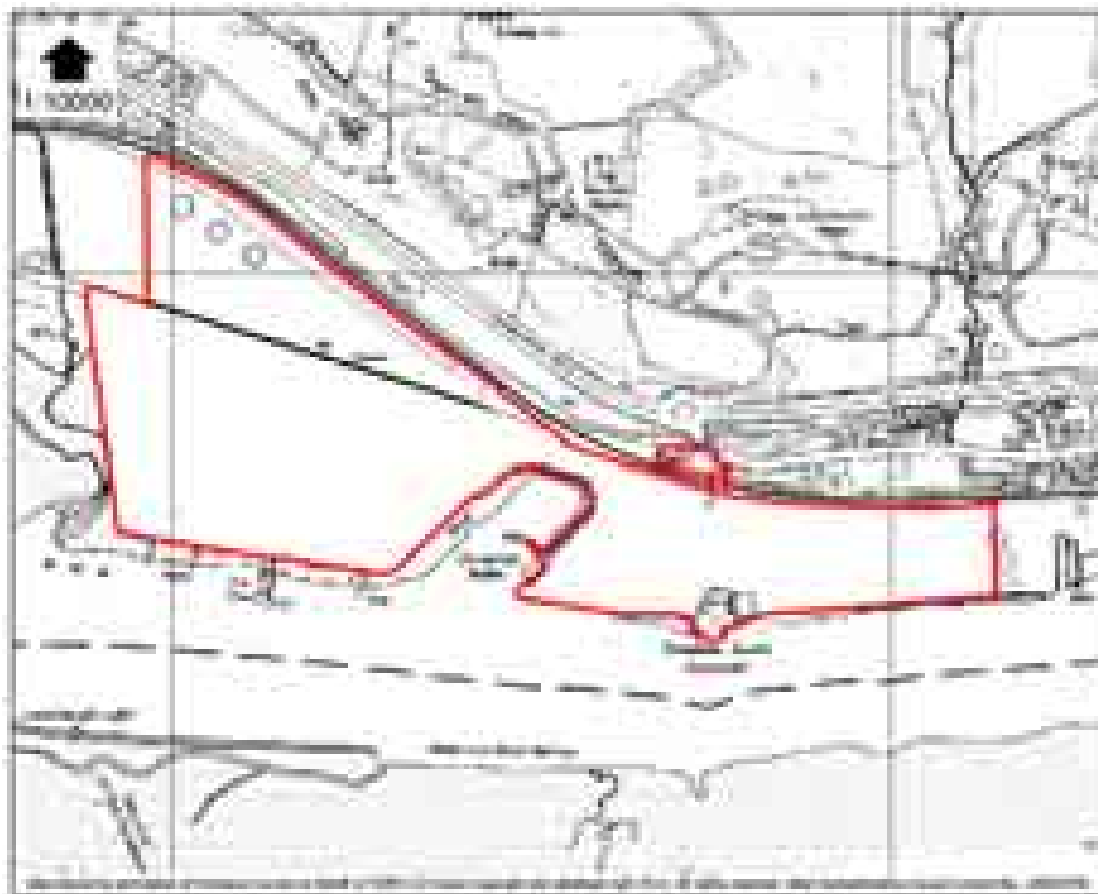
Description	Vacant scrub, relatively heavy wooded adjacent to the River Leven and at the north end of the Lomond Industrial Estate. Core paths to north and east.
Planning Status	None
Development Status	Not Started
SEA Issues	Flood risk; Biodiversity (River Leven & Fishers Wood LNCS)
Development Issues	Access is through Industrial Estate
Recommendation	Identify as Industrial and Business Class Opportunity.

WDLP Ref.	LE1 (20)	Location	Birch Road, Broadmeadows
Area	0.25 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Industrial and Business Opportunity		
Current Use	Vacant / Storage		



Description	Fenced off site, now grassed over. Some evidence of informal storage on site.
Planning Status	None
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	None known
Recommendation	Retain as Industrial and Business Class Opportunity

WDLP Ref.	LE4	Location	Bowling Terminal
Area	32.78 ha	Town	BOWLING
WDLP Proposed Use(s)	Specialised Economic Development Site		
Current Use	Vacant		



Description	Extensive site with some evidence of former use as an oil terminal, otherwise semi-natural.
Planning Status	PAN - Remediation works to decontaminate site
Development Status	Not Started
SEA Issues	Biodiversity (Inner Clyde SPA); Contaminated land; Flood risk; Cultural Heritage (Listed Building: Dunglass Castle and Memorial (Cat. B); Archaeological trigger map zone)
Development Issues	H&SE Notification Zone (oil terminal - inner zone)
Recommendation	Identify as Key Regeneration Site.

WDLP Ref.	LE5 A(i)	Location	Kilmalid (Lomondgate)
Area	10.33 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Specialised Economic Development Site		
Current Use	Part developed / Vacant		



Description	Vacant site, grassland with some wooded field boundaries. Initial infrastructure works (access) complete. Part of site developed by Aggreko.
Planning Status	Outline permission granted for mixed use commercial development comprising Class 4 uses and roadside services (part developed on adjacent side (LE5 B)) - permission extended PPP granted for 'hub' facility comprising Class 4 office space and ground level convenience retail uses.
Development Status	Developed (part site)
SEA Issues	None
Development Issues	None known
Recommendation	Identify as Industrial and Business Opportunity; Amend site area to reflect developable area (8.66 ha).

WDLP Ref.	LE5 A(ii)	Location	Kilmalid (Lomondgate) Expansion Area
Area	4.61 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Specialised Economic Development Site		
Current Use	Manufacturing Plant		



Description	Site has been developed by Aggreko.
Planning Status	Full PP for manufacturing plant (under construction)
Development Status	Developed (whole site)
SEA Issues	N/A
Development Issues	N/A
Recommendation	Identify as Existing Industrial and Business use site

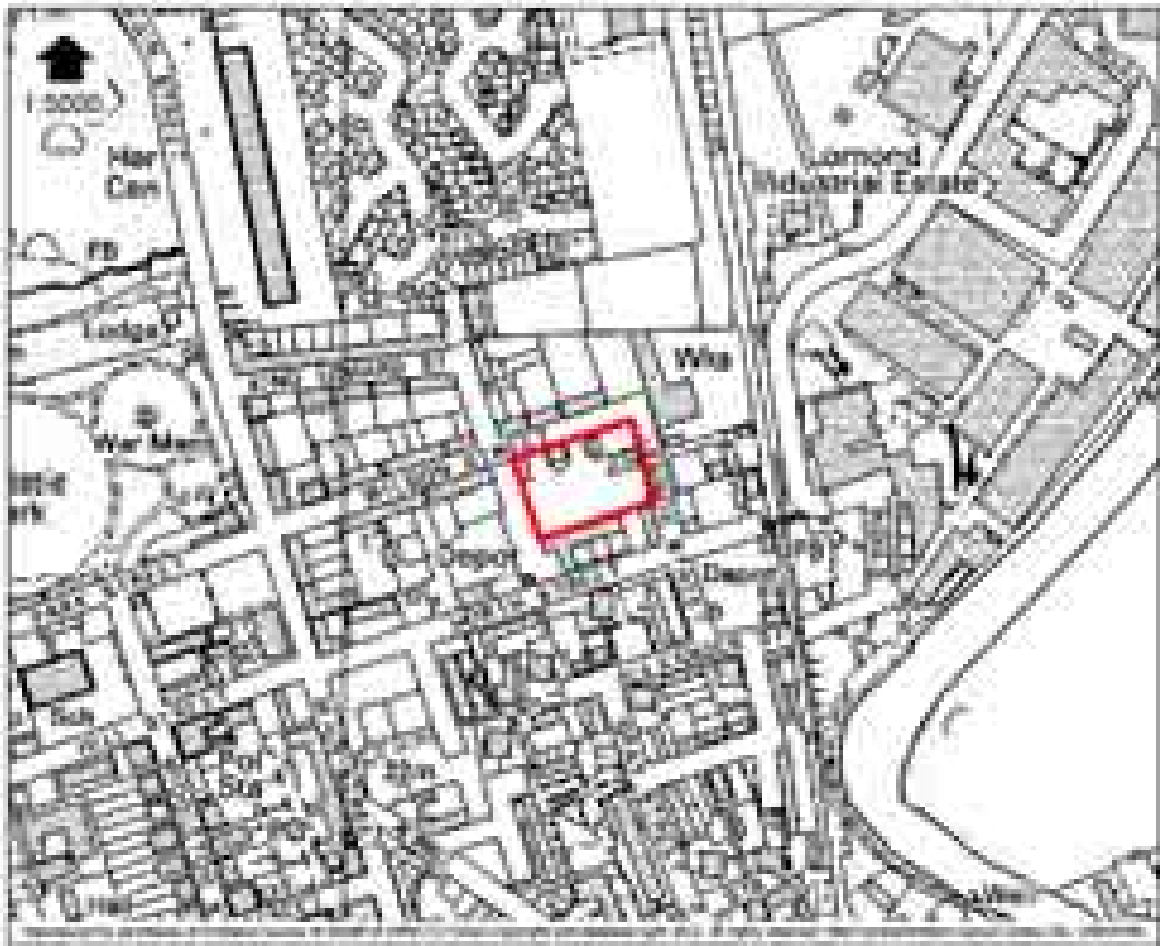
WDLP Ref.	LE5 B	Location	Kilmalid
Area	3.72 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Specialised Economic Development Site - Roadside Services		
Current Use	Hotel / Pub Restaurant / Class 3		



Description	Development site for roadside service uses. Partly developed.
Planning Status	Outline consent
Development Status	In progress (part site)
SEA Issues	None
Development Issues	None known
Recommendation	LDP should reflect existing and proposed roadside services and tourism uses.

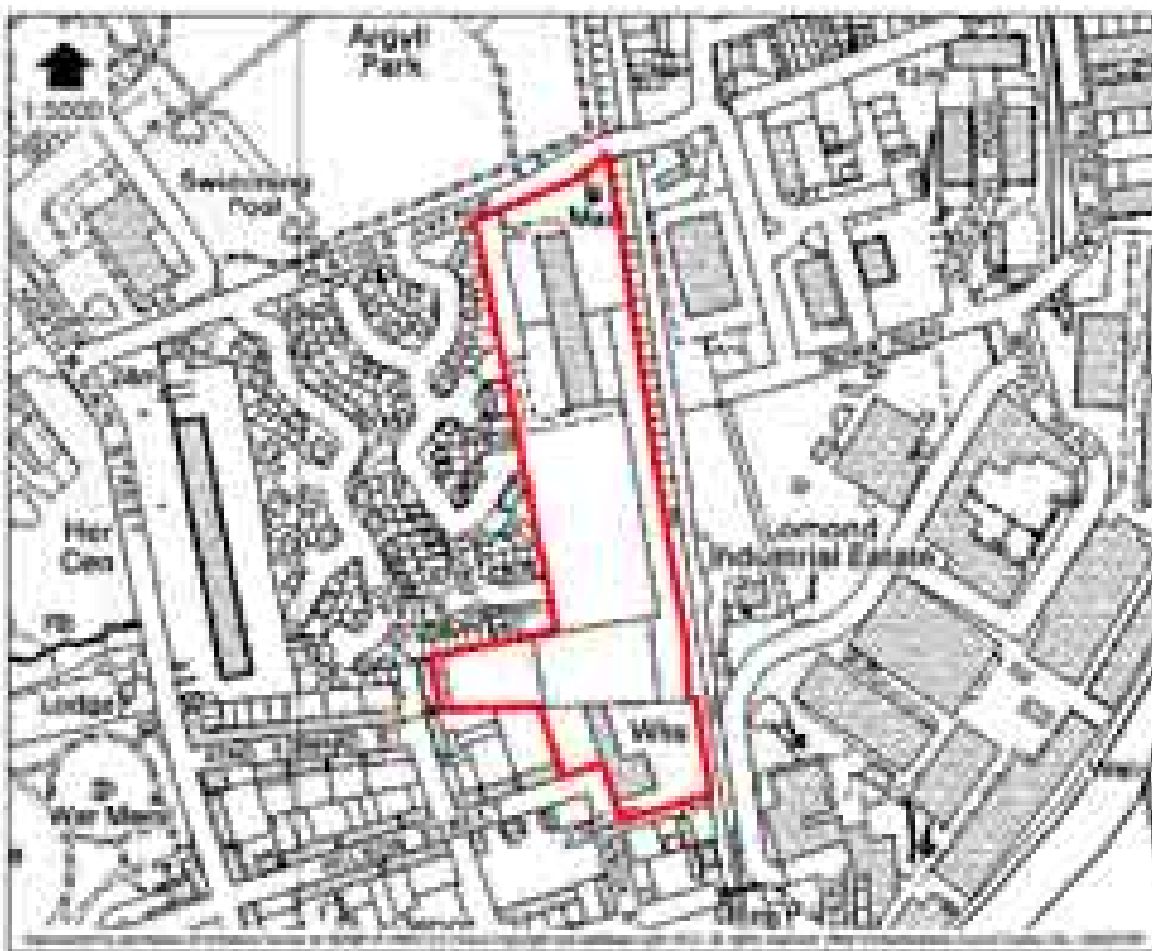
Schedule H 1 – Opportunities for Private Sector Housing: Dumbarton and the Vale of Leven

WDLP Ref.	H1 (1)	Location	Wilson Street
Area	0.43 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Self storage containers, boat/caravan storage		



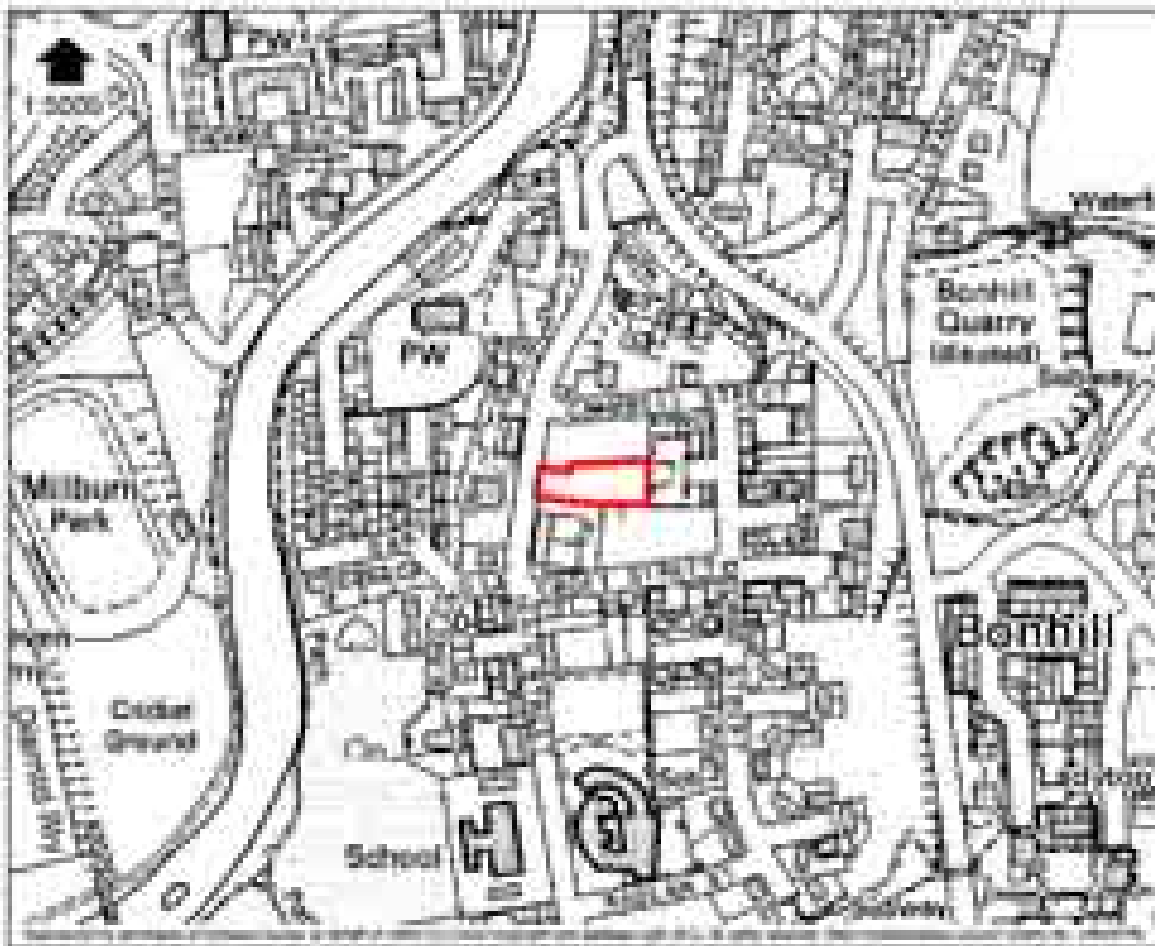
Description	Small flat site in area of mixed uses, including vacant and derelict land, on edge of Alexandria town centre
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Owned by WDC, and existing occupier on long lease.
Recommendation	Retain as housing opportunity. Extend boundary to include LE1 (18) site.

WDLP Ref.	H1 (2)	Location	Heather Avenue
Area	3.3 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



Description	Elongated site lying between railway line and existing housing. Argyll Park lies to the north, and industrial land to the south. The site comprises a mix of former industrial areas which are now vacant and/or /derelict.
Planning Status	Full PP on northern part of site.
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	Site is in multiple ownership, and shape of site makes access difficult. Affected by consultation zones of bonded warehouses in Lomond Industrial Estate.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (3)	Location	311 Main St
Area	0.18 ha	Town	BONHILL
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



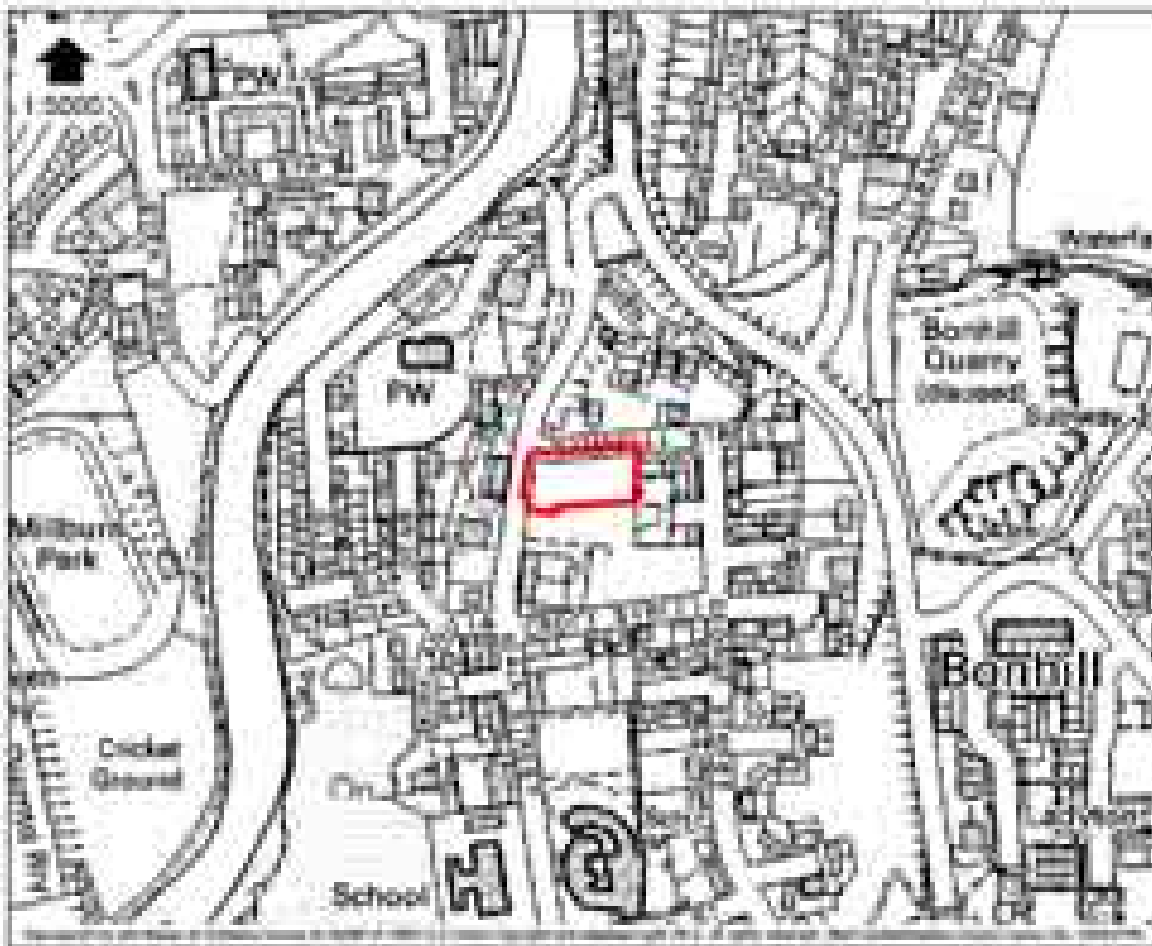
Description	Infill site with narrow frontage onto Main St Old Bonhill.
Planning Status	Full PP
Development Status	Not Started
SEA Issues	None
Development Issues	None known
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (4)	Location	Bonhill Quarry
Area	1.6 ha	Town	BONHILL
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/ derelict		



Description	Former quarry, including rock face and floor, significantly overgrown. Adjacent to open space and within a residential area.
Planning Status	Full PP
Development Status	Not Started
SEA Issues	Biodiversity (site extends into Pappert Wood and Bonhill Quarry LNCS)
Development Issues	Physical restrictions (quarry wall etc) design issues.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (5)	Location	Croft St
Area	0.2 ha	Town	BONHILL
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



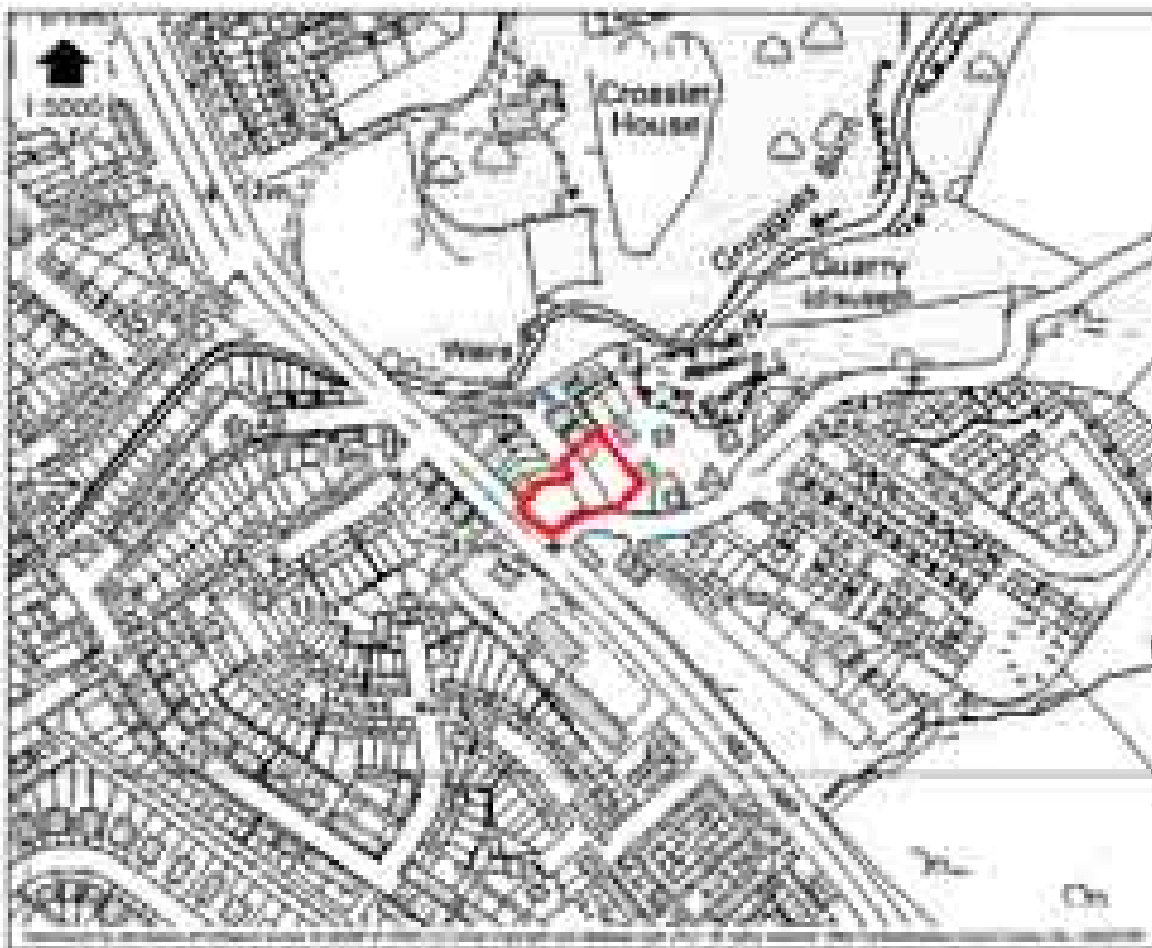
Description	Infill site with narrow frontage onto Main St Old Bonhill
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Possible title issues and adverse ground conditions.
Recommendation	Delete opportunity, change to existing residential area.

WDLP Ref.	H1 (6)	Location	Burn Street
Area	0.12 ha	Town	BONHILL
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Operational car repair garage		



Description	Small infill site within existing residential area and used as a car repair garage. Application to time extend consent.
Planning Status	Outline consent
Development Status	Not Started
SEA Issues	None
Development Issues	Existing business use
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (7)	Location	Pinetrees
Area	0.19 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



Description	Small infill site within existing residential area, fronting onto A82
Planning Status	Full PP
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	Consent issued for alternative use.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (8)	Location	Notre Dame Convent
Area	4.29 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



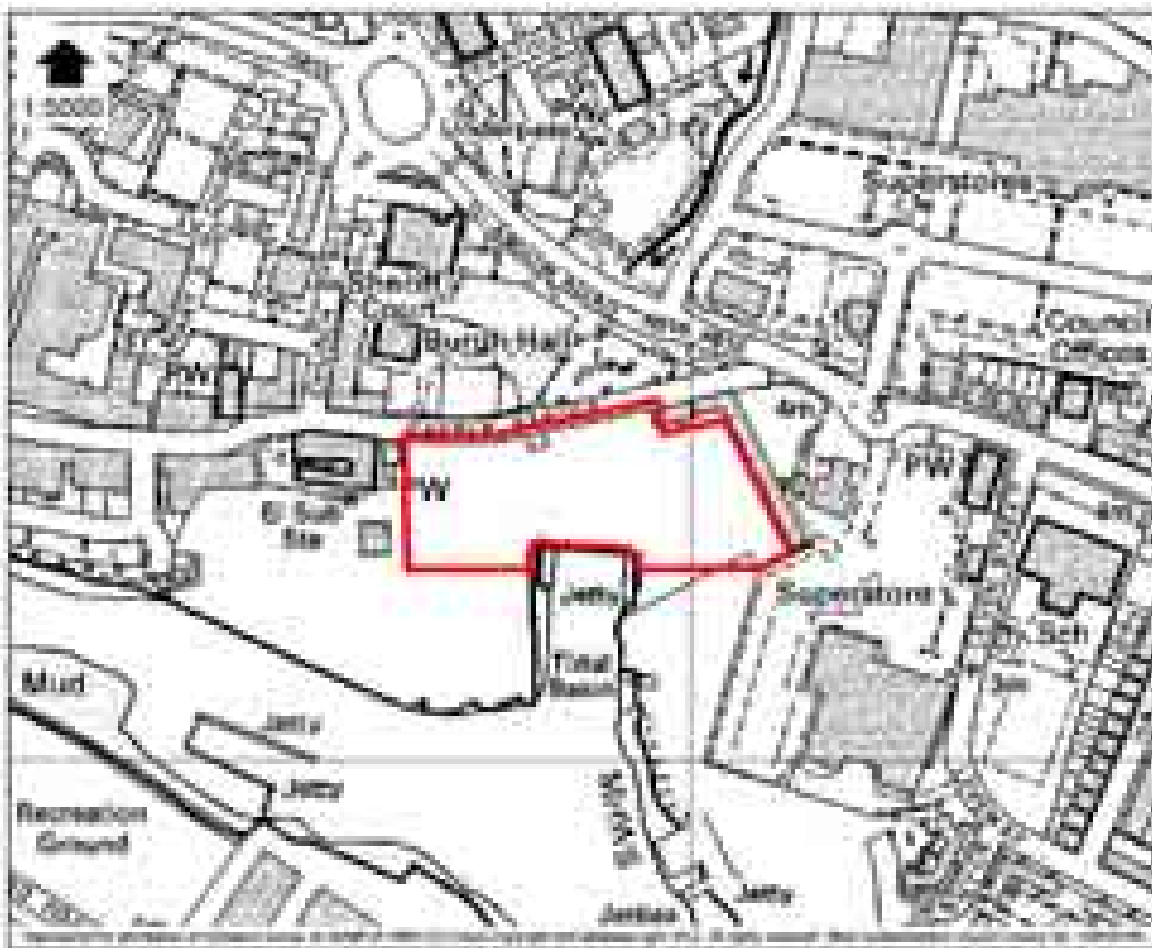
Description	Large site above Brucehill cliffs with views across the Clyde. Includes Notre Dame convent church as well as areas of cleared buildings and open space. Residential areas to east and west
Planning Status	Full PP
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed Building: Notre Dame Convent Chapel (Cat B) - at risk) Biodiversity (adjacent to Brucehill Cliffs)
Development Issues	Complex site with issues relating to access and conversion of Listed Building.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (9)	Location	Castle Street West
Area	3.04 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



Description	Former distillery site on edge of Dumbarton town centre and with frontage onto the River Leven. Tower building remains to be demolished (part)
Planning Status	Full PP on part of site
Development Status	Not Started
SEA Issues	Biodiversitt (adjacent to River Leven LNCS), Cultural Heritage (WoSAS consultation), Flood risk
Development Issues	Demolition of Mill building, design issues, drainage, owners in receivership
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H1 (10)	Location	Castle Street East
Area	1.81 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity and Redevelopment Opportunity		
Current Use	Vacant/derelict		



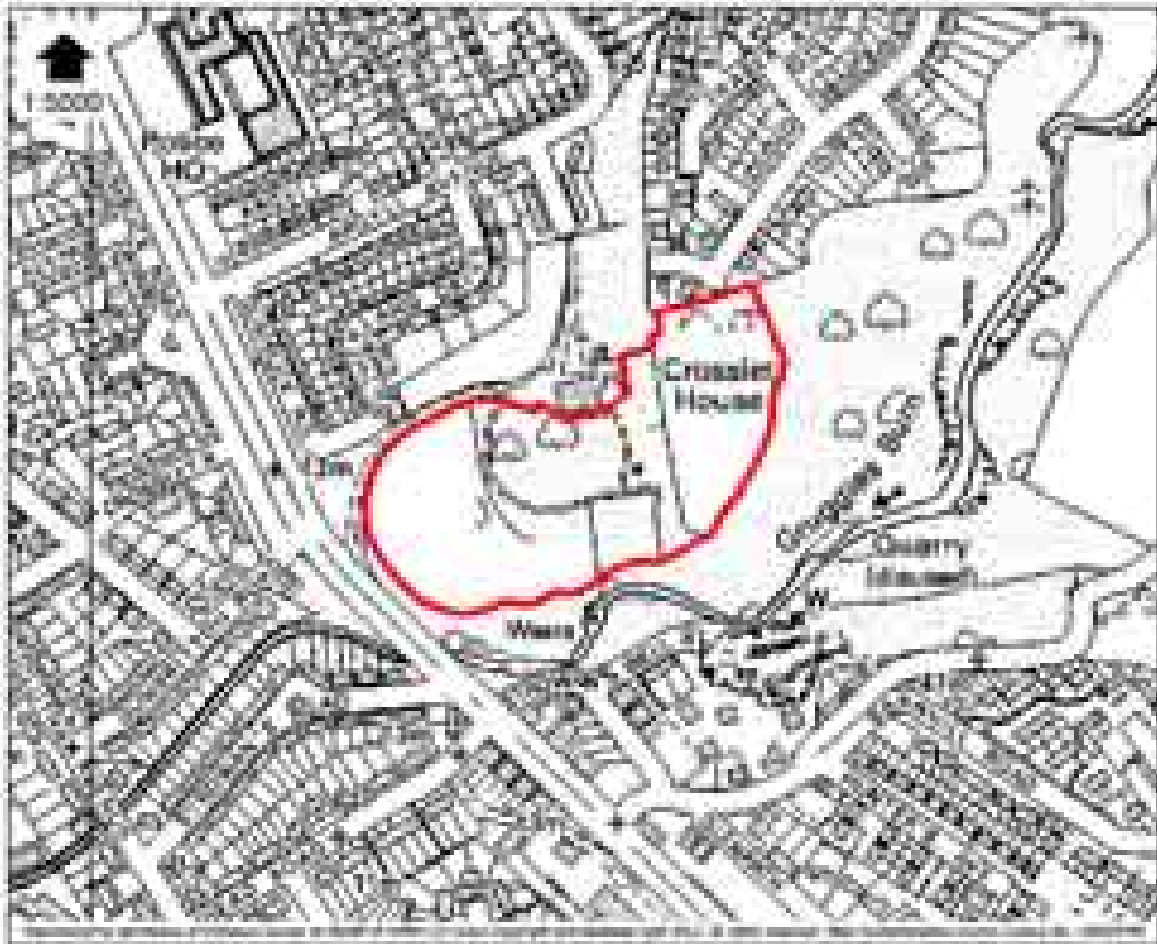
Description	Former distillery/industrial site on edge of Dumbarton town centre around river basin. Cleared of buildings. (part)
Planning Status	Outline consent
Development Status	Not Started
SEA Issues	Biodiversity (adjacent to River Leven LNCS), Cultural Heritage (WoSAS consultation area), Flood risk
Development Issues	Appropriate development mix, design issues, links with adjacent sites, drainage
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H1 (11)	Location	Gooseholm (Lomondgate)
Area	15.28 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Part under construction, part cleared industrial site		



Description	Very large flat site on the edge of Dumbarton, formerly occupied by bonds. Housing under construction on two thirds of the site
Planning Status	Full consent
Development Status	In progress
SEA Issues	Biodiversity (site is close to River Leven LNCS), Flood risk
Development Issues	None known
Recommendation	Change to existing residential area

WDLP Ref.	H1 (12)	Location	Crosslet House
Area	3.38 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Parkland		



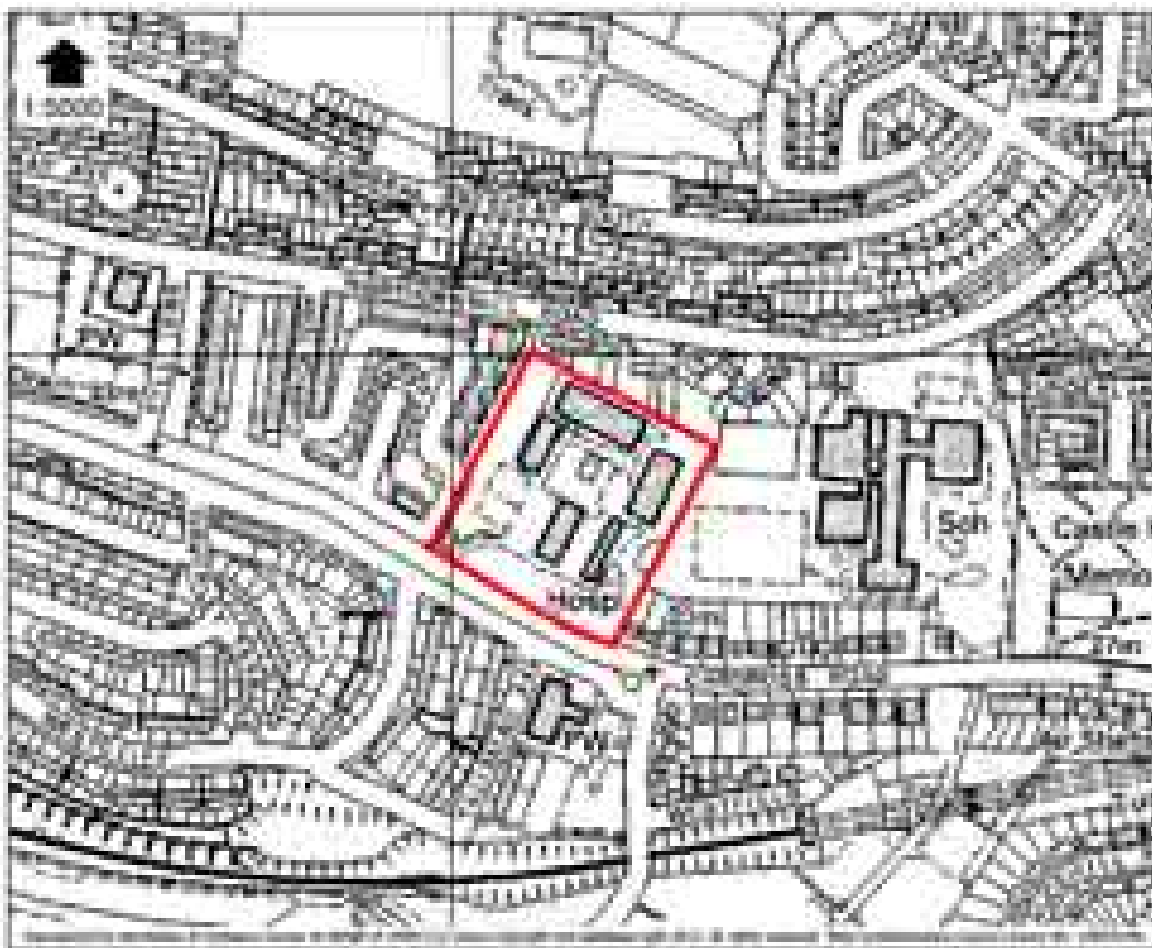
Description	Parkland grounds of Crosslet House with mature trees sloping down to A82 and surrounded by residential areas.
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (site extends into Overtoun Estate, Overtoun Burn and Barwood Hill LNCS)
Development Issues	Road access issues. WDC considering disposal when lease on House runs out in 2014
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (13)	Location	Shed 7, Castle Road
Area	5.08 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



Description	Former industrial site, now cleared, adjacent to Dumbarton Castle and Football stadium, which runs down to the River Leven. Currently industrial land to east
Planning Status	Full PP pending
Development Status	Not Started
SEA Issues	Cultural Heritage (HS and WoSAS consultation area, adjacent to Scheduled Monument: Dumbarton Castle), Biodiversity: (site is adjacent to Inner Clyde SPA), Flood risk
Development Issues	Potential flooding and drainage issues. Affected by Dumbarton Gasholder HSE consultation zone
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H1 (14)	Location	Dumbarton Joint Hospital
Area	1.01 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Operational hospital		



Description	Collection of buildings used as local hospital, adjacent to residential areas and school.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Health Board no longer have plans to dispose of site
Recommendation	Change to existing public services

WDLP Ref.	H1 (15)	Location	Mary Fisher Crescent etc
Area	10.0 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Part under construction, part vacant/derelict, part in current commercial/industrial use		



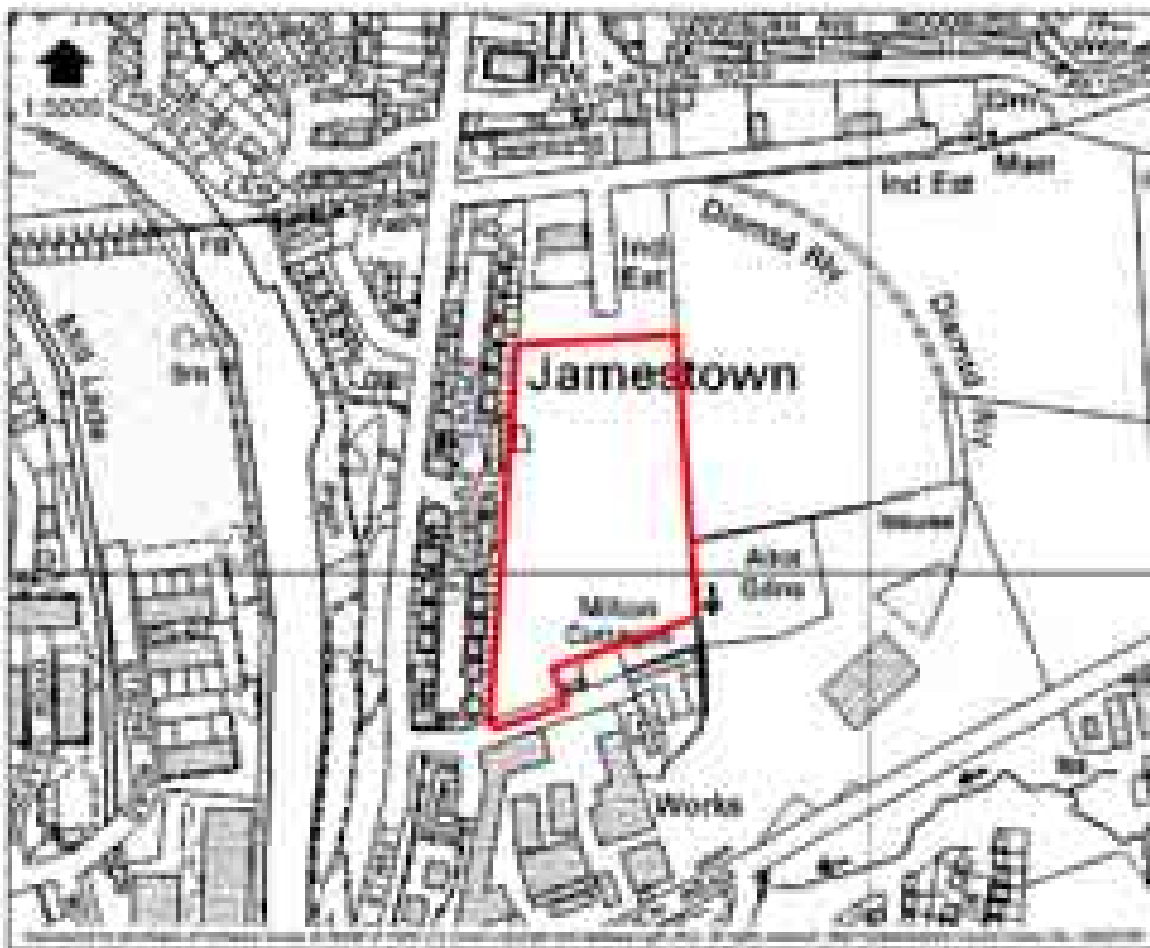
Description	Housing under construction on central part, likely to extend to east. To the west part vacant/derelict and part in industrial/storage use. Residential area to north, railway and River to south.
Planning Status	Full/Outline consent on part
Development Status	In progress (part site)
SEA Issues	Biodiversity (adjacent to River Leven SPA), Flood risk
Development Issues	Whisky Bonds to east and gas holder to west place restrictions on the developability of this site. Multiple ownership on the remaining land. National Grid have put in a Local Development Plan submission on the part in their ownership. Rest is owned by Scottish Gas Networks and part in use
Recommendation	Retain that part which is not under construction as a housing opportunity.

WDLP Ref.	H1 (16)	Location	Valeview Terrace
Area	0.2 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant		



Description	Sloping greefield site on the edge of Bellsmyre residential area
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	Steeply sloping site. WDC proposing to develop here.
Recommendation	Retain as housing opportunity

WDLP Ref.	H1 (17)	Location	Levenbank Terrace
Area	2.58 ha	Town	JAMESTOWN
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Informal recreation/vacant		



Description	Flat greenfield site adjacent to Levenbank Terrace residential area. Industrial and housing opportunity sites to east.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	No programme for disposal by WDC. May be opportunity to provide a more attractive development site together with H1(18)
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (18)	Location	Jamestown IE
Area	2.18 ha	Town	JAMESTOWN
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Grazing/vacant		



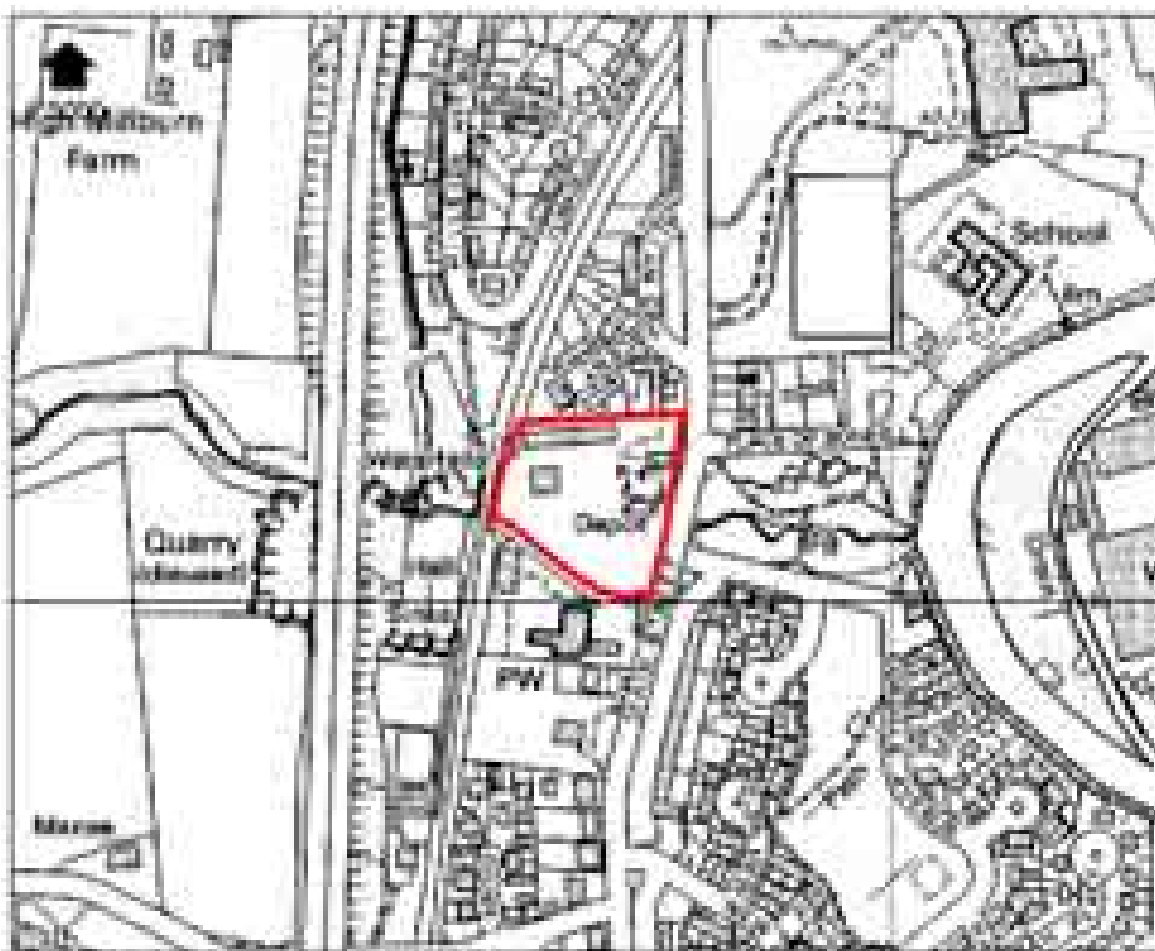
Description	Greenfield site crossed by former railway line on edge of Green Belt. Adjacent land uses mainly industrial.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	In private ownership. May be opportunity to provide a more attractive development site with H1(17).
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (19)	Location	Dalquhurn
Area	6.0 ha	Town	RENTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



Description	Part of a major area of regeneration in Renton. Bounded by the River Leven and newly completed social rented housing.
Planning Status	Full consent
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS consultation area), Biodiversity (site extends into Tontine Grassland LNCS and is adjacent to River Leven LNCS), Flood risk
Development Issues	Current market constraints limiting market for private housing
Recommendation	Retain as housing opportunity.

WDLP Ref.	H1 (20)	Location	Millburn Roads Depot
Area	0.5 ha	Town	RENTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Industry		



Description	Recently redeveloped roads depot in industrial use
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	New industrial use established
Recommendation	Change to existing industry/business.

Schedule H 2 – Opportunities for Private Sector Housing: Clydebank, Milton and Bowling

WDLP Ref.	H2 (1)	Location	Queens Quay
Area	17.43 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



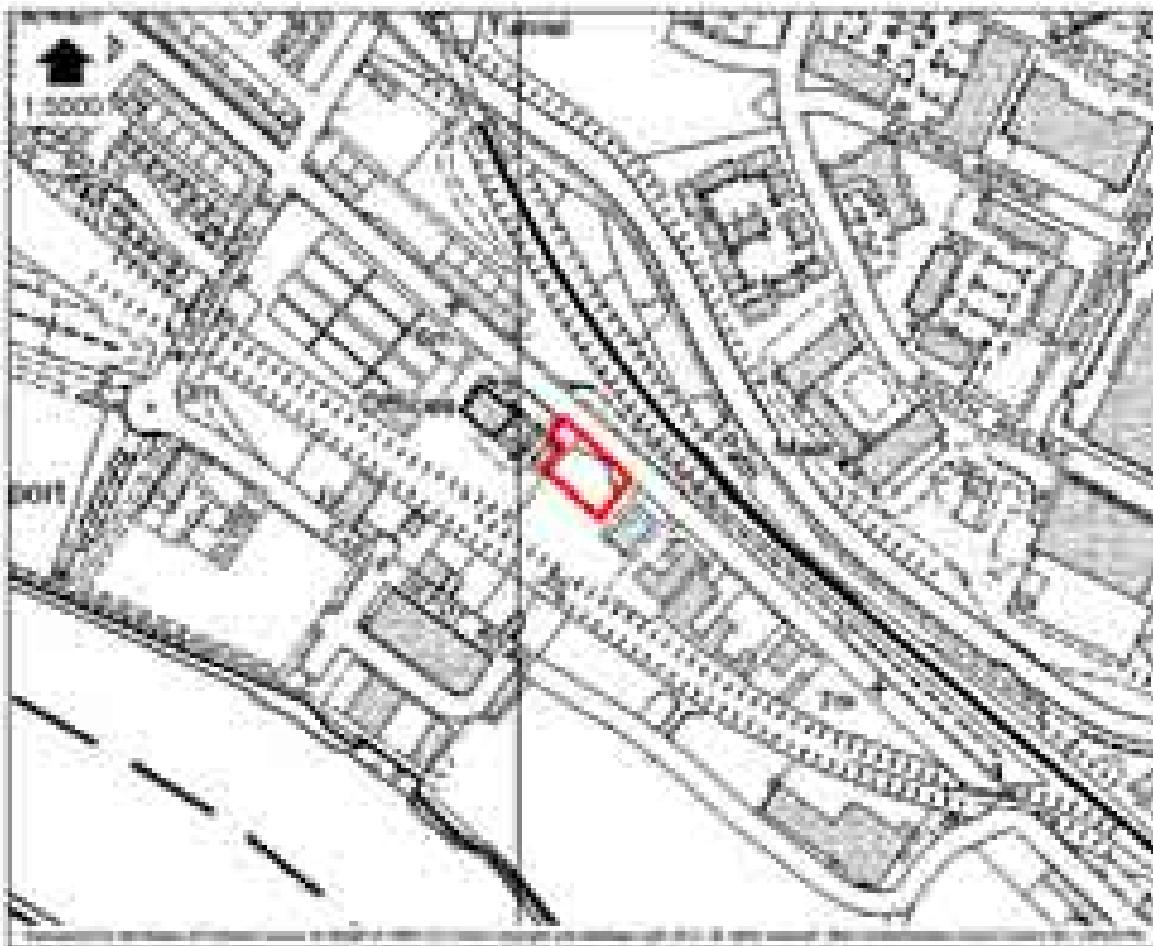
Description	Major redevelopment site lying between Clyde waterfront and Glasgow Road Clydebank. Former shipbuilding use, now essentially cleared and material being sorted on site for upfilling.
Planning Status	Outline consent
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed Buildings: Titan Crane (Cat A), on site, adjacent to Town Hall (Cat B), Former Fire Station, Hall St (Cat B) and Bruce Street bath & swimming pool (Cat C(S), at risk), Biodiversity (Inner Clyde SPA), Flood risk
Development Issues	Overall size and complexity. Potential contamination, major road access, drainage, quay walls, design issues. Current market, pressure for other uses
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H2 (2)	Location	Queens Quay (LCHO)
Area	0.68 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



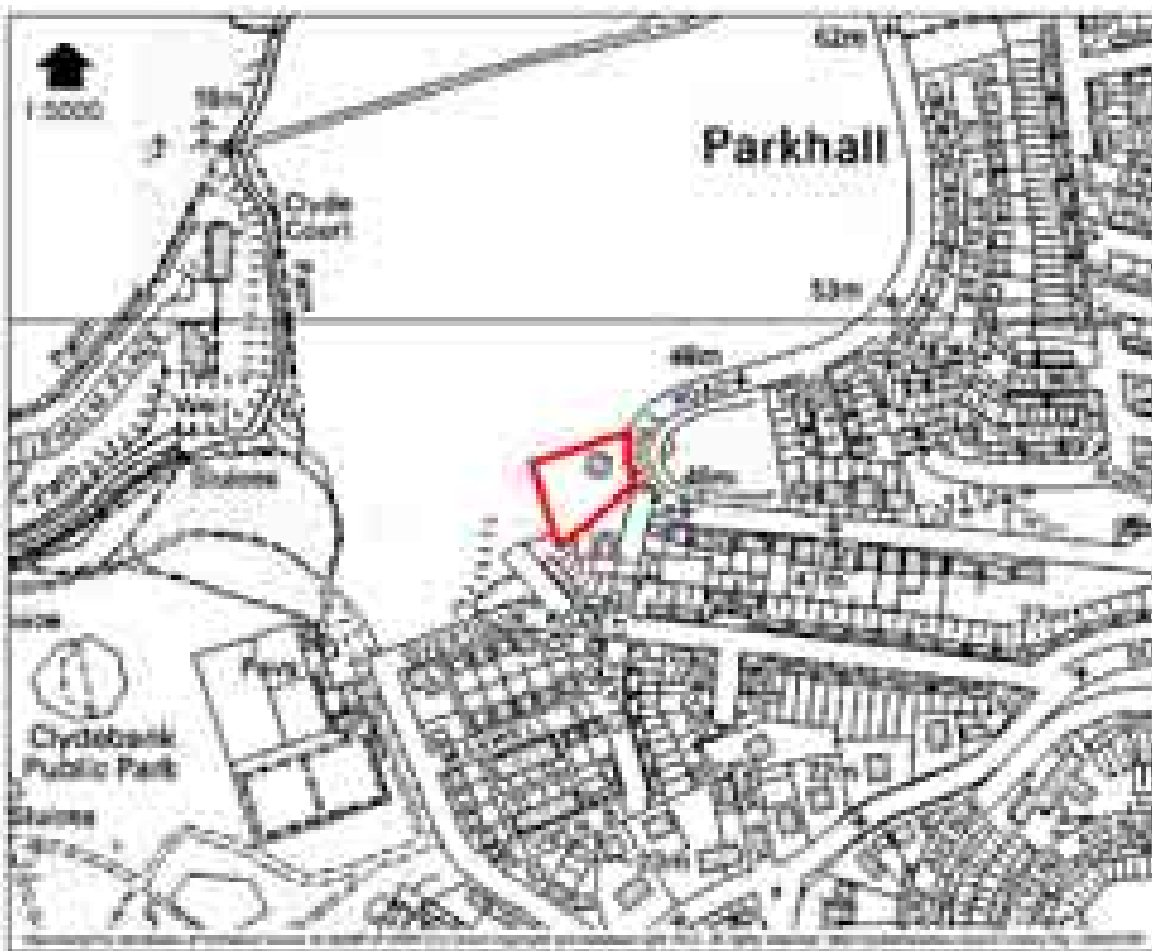
Description	Major redevelopment site lying between Clyde waterfront and Glasgow Road Clydebank. Former shipbuilding use, now essentially cleared and material being sorted on site for upfilling (part)
Planning Status	Outline consent
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed Buildings: Titan Crane (Cat A), on site, adjacent to Town Hall (Cat B), Former Fire Station, Hall St (Cat B) and Bruce Street bath & swimming pool (Cat C(S), at risk), Biodiversity (Inner Clyde SPA), Flood risk
Development Issues	Overall size and complexity. Potential contamination, major road access, drainage, quay walls, design issues. Current market, pressure for other uses
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H2 (3)	Location	Former Union Church
Area	0.21 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Hoardings		



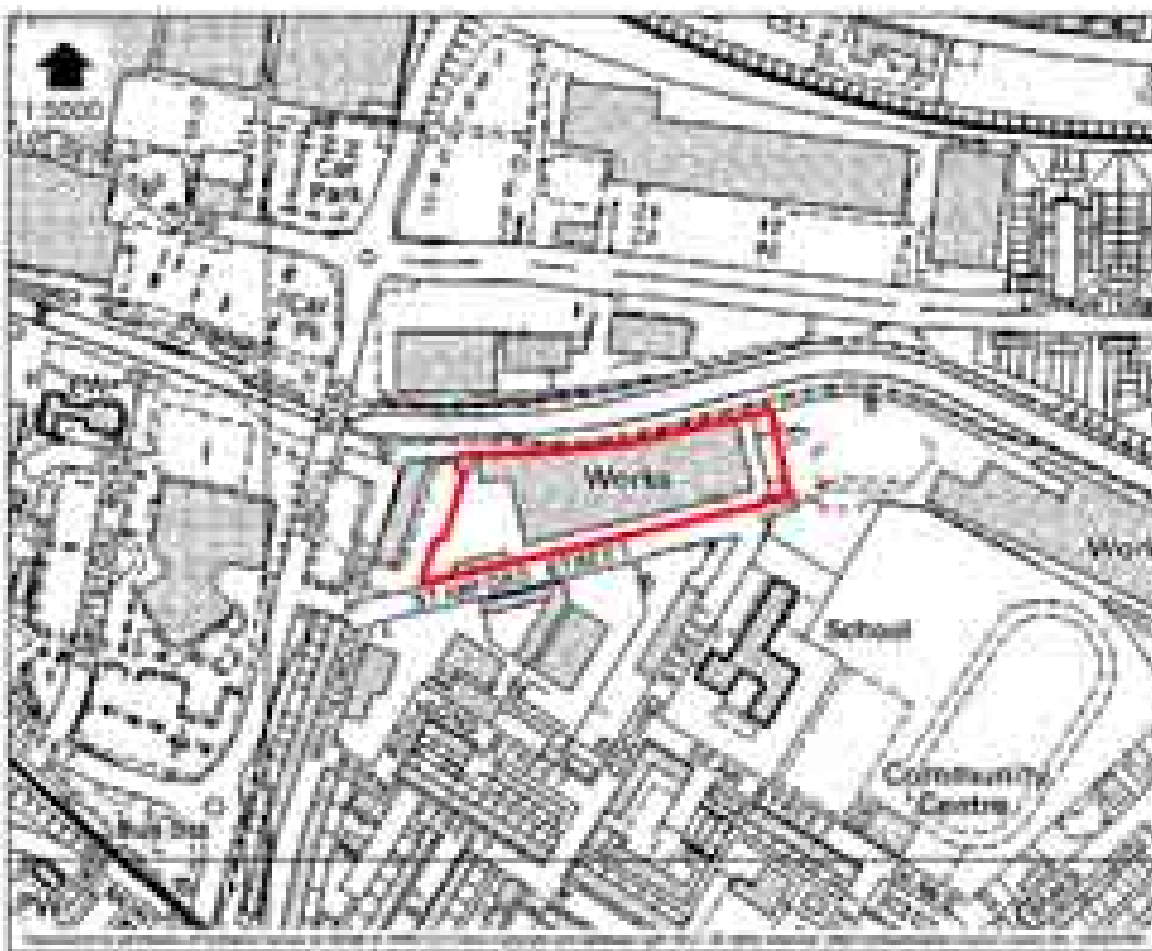
Description	Small site fronting onto Glasgow Road, surrounding area part redeveloped for business use and offices.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Unwilling Seller
Recommendation	Change to existing industrial/business use.

WDLP Ref.	H2 (4)	Location	Dunclutha
Area	0.27 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



Description	Former house and garden ground on edge of Dalmuir golf course. Overgrown
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Achieving the right design has not been possible. Tree Preservation Order.
Recommendation	Delete as opportunity site and change to existing residential area

WDLP Ref.	H2 (5)	Location	Thor Ceramics
Area	1.34 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



Description	Former industrial site, now cleared. Northern edge fronts Forth and Clyde Canal.
Planning Status	Full consent
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS and HS consultation areas, Scheduled Monument: site is adjacent to Forth and Clyde Canal - Old Kilpatrick to Linnvale)
Development Issues	Canalside development needs careful design
Recommendation	Retain as housing opportunity.

WDLP Ref.	H2 (6)	Location	College Site
Area	2.51 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing/ Redevelopment Opportunity		
Current Use	Vacant/derelict		



Description	Former site of Clydebank College, now cleared. Gently sloping site with views down to the Clyde. Surrounded by existing residential areas and access onto Kilbowie Road
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	Market constraints, but housing still the most appropriate use given the surrounding area
Recommendation	Retain as housing opportunity.

WDLP Ref.	H2 (7)	Location	Cable Depot Road South
Area	4.7 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



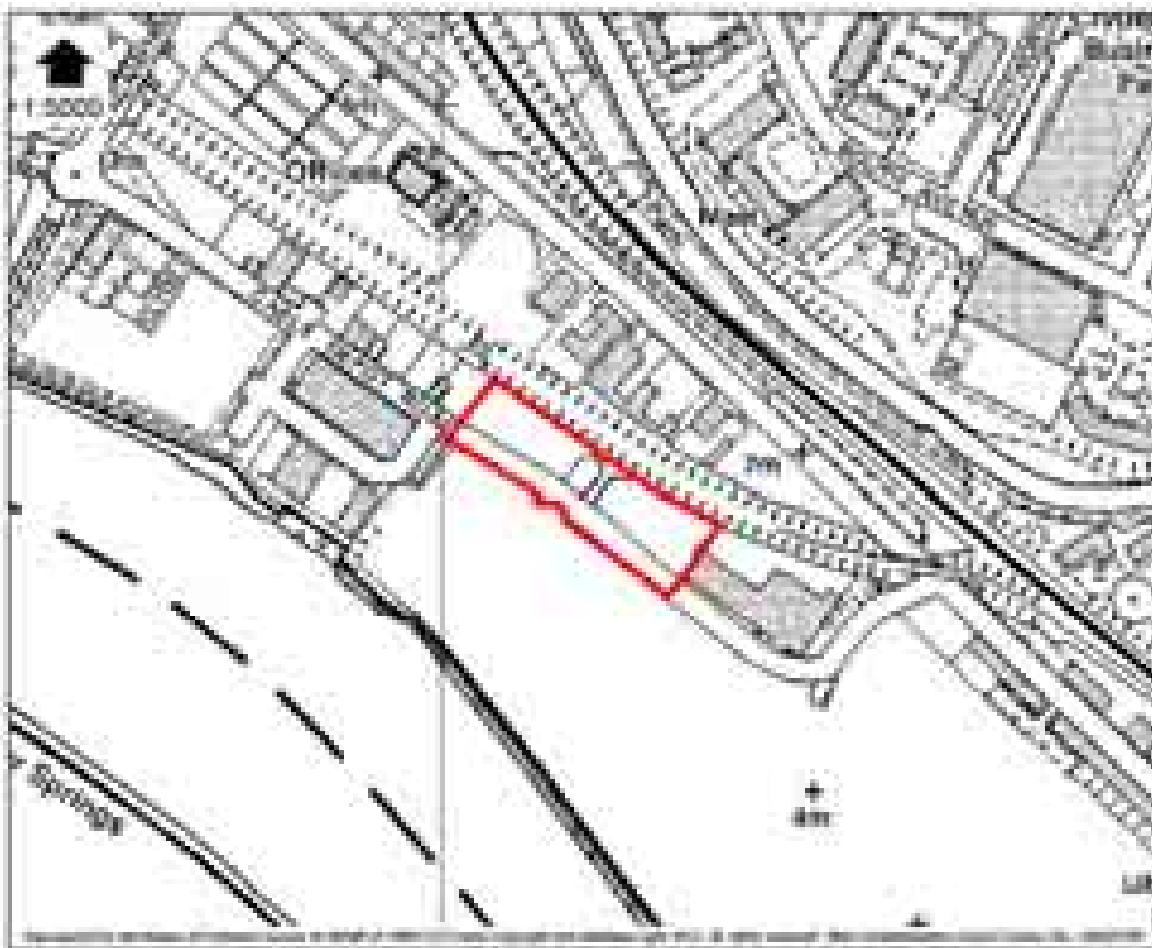
Description	Western extension of Queens Quay. Former industrial site along the Clyde waterfront, all buildings cleared.
Planning Status	Outline consent
Development Status	Not Started
SEA Issues	Biodiversity (Inner Clyde SPA), Flood risk
Development Issues	Major infrastructure required -road access and quay walls
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H2 (8)	Location	Cable Depot Road North
Area	0.4 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



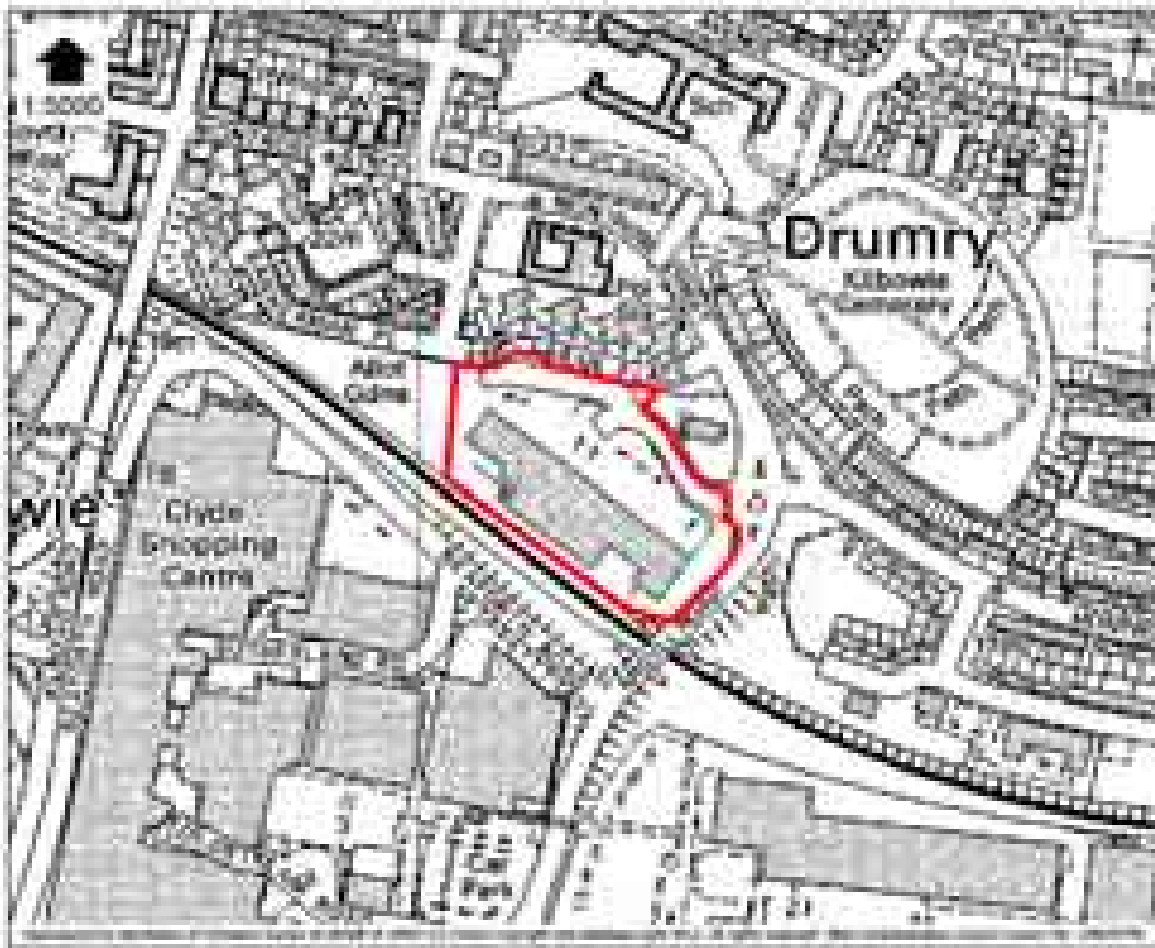
Description	Existing industrial building
Planning Status	Outline consent
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	Location at entrance to major development area, implications for road layout.
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H2 (9)	Location	Cable Depot Road West
Area	0.63 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



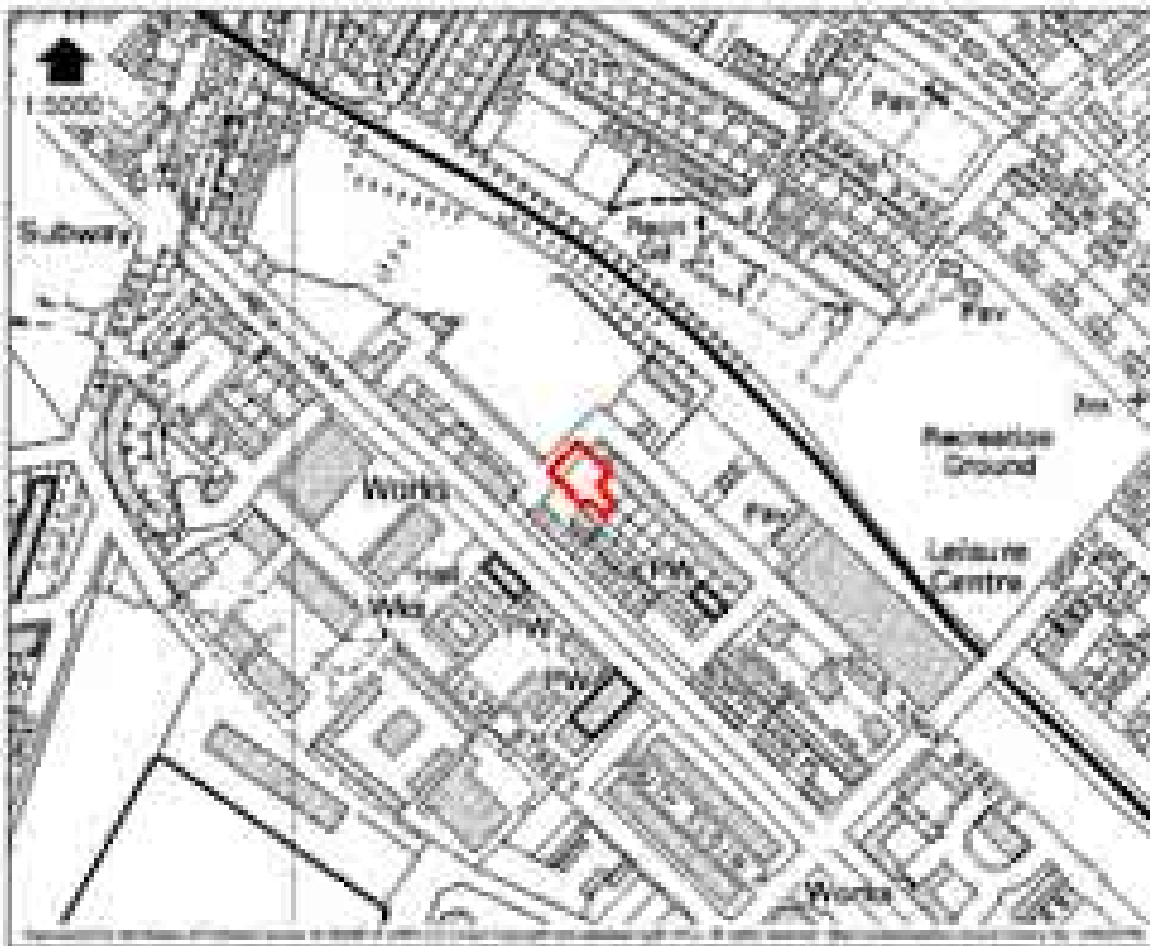
Description	Narrow site adjacent to H2(7) and H2(8), bounded to north by railway embankment and to west by industrial land.
Planning Status	None
Development Status	Not Started
SEA Issues	Flood risk
Development Issues	No programme for disposal by WDC
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H2 (10)	Location	Kilbowie Retail Park
Area	2.09 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Retail use		



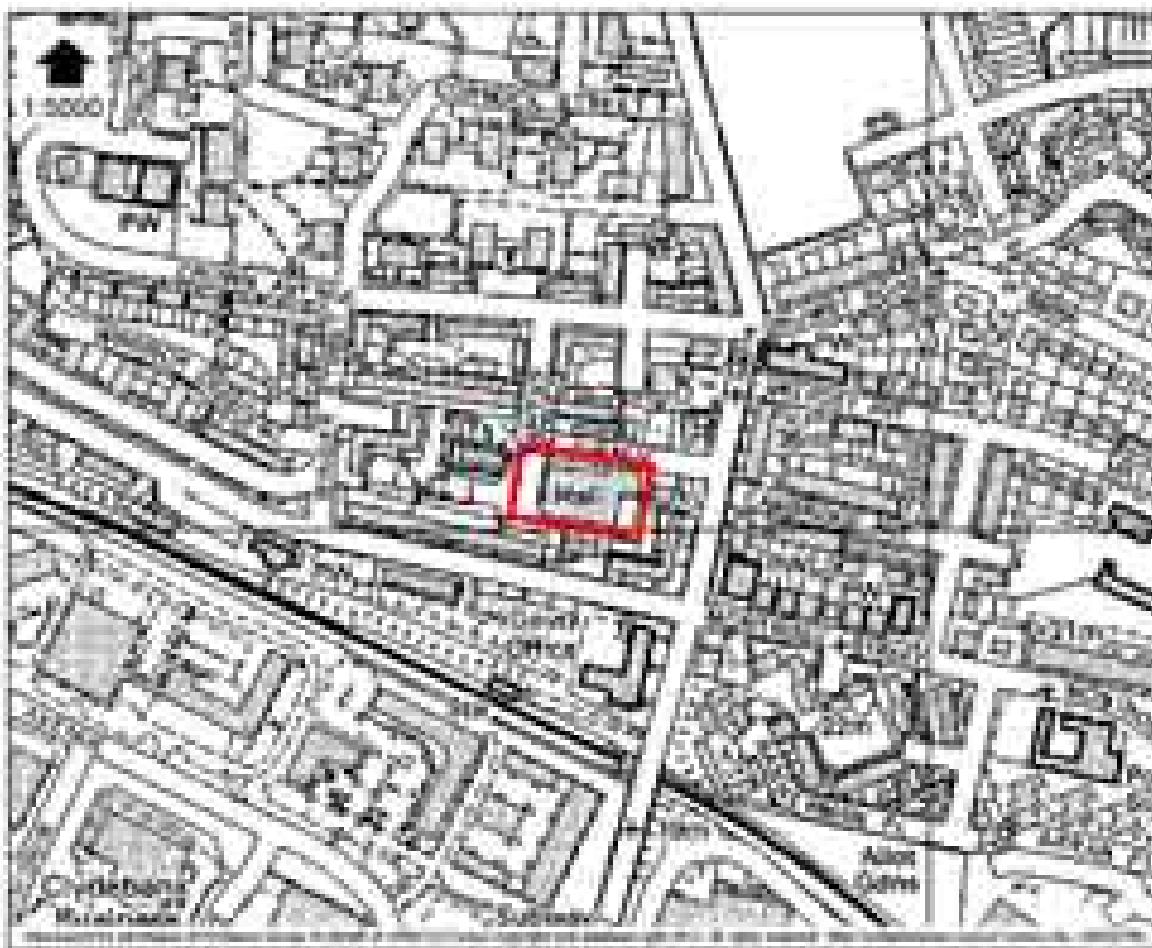
Description	Existing retail park bounded by railway to south with allotments and existing residential areas to west and north.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Existing retail use
Recommendation	Delete as housing opportunity and retain as commercial centre.

WDLP Ref.	H2 (11)	Location	North Douglas Street
Area	0.06 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



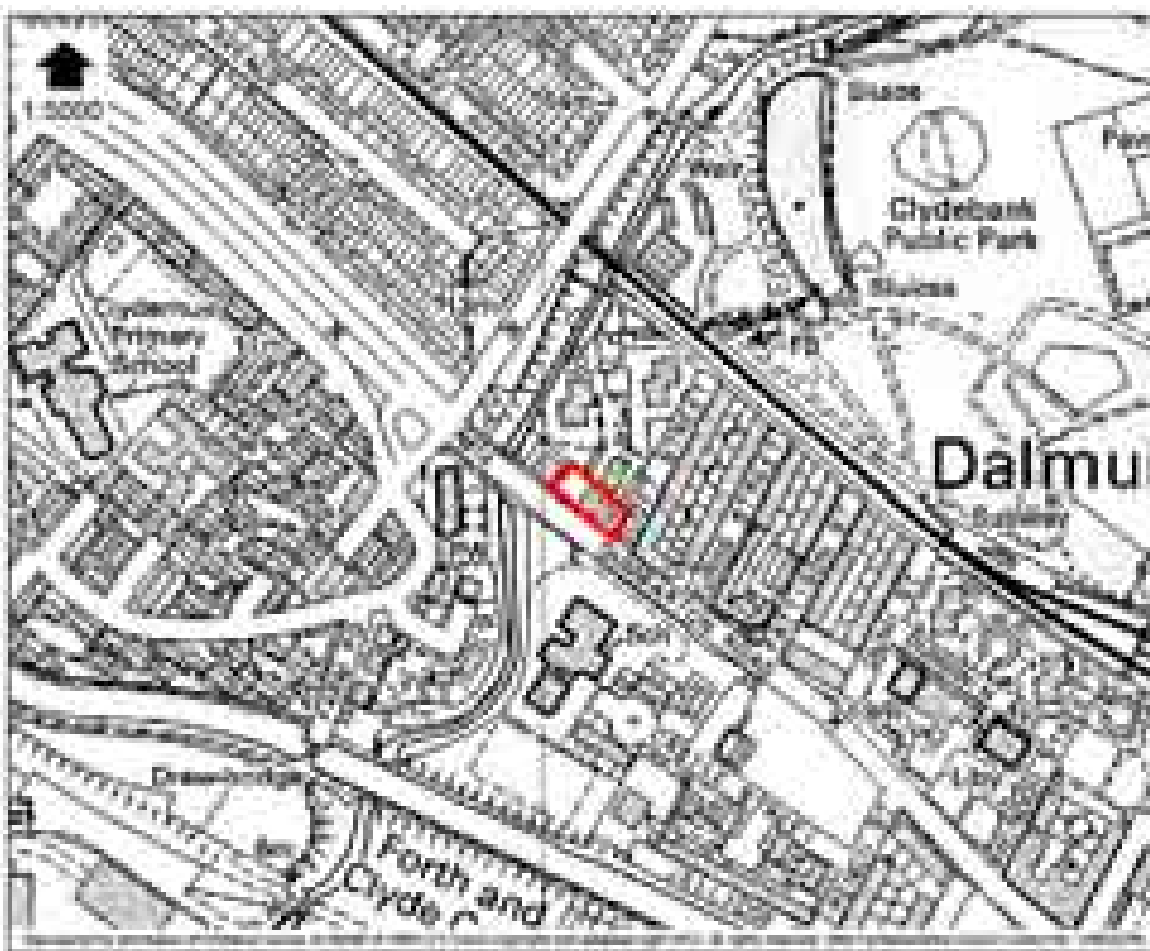
Description	Small infill site within existing residential area, former building cleared.
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	Very small site, within noise contours for airport and HSE consultation zone for Rothesay Dock oil terminal. Tree Preservation Order
Recommendation	Retain as housing opportunity.

WDLP Ref.	H2 (12)	Location	Graham Avenue
Area	0.41 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



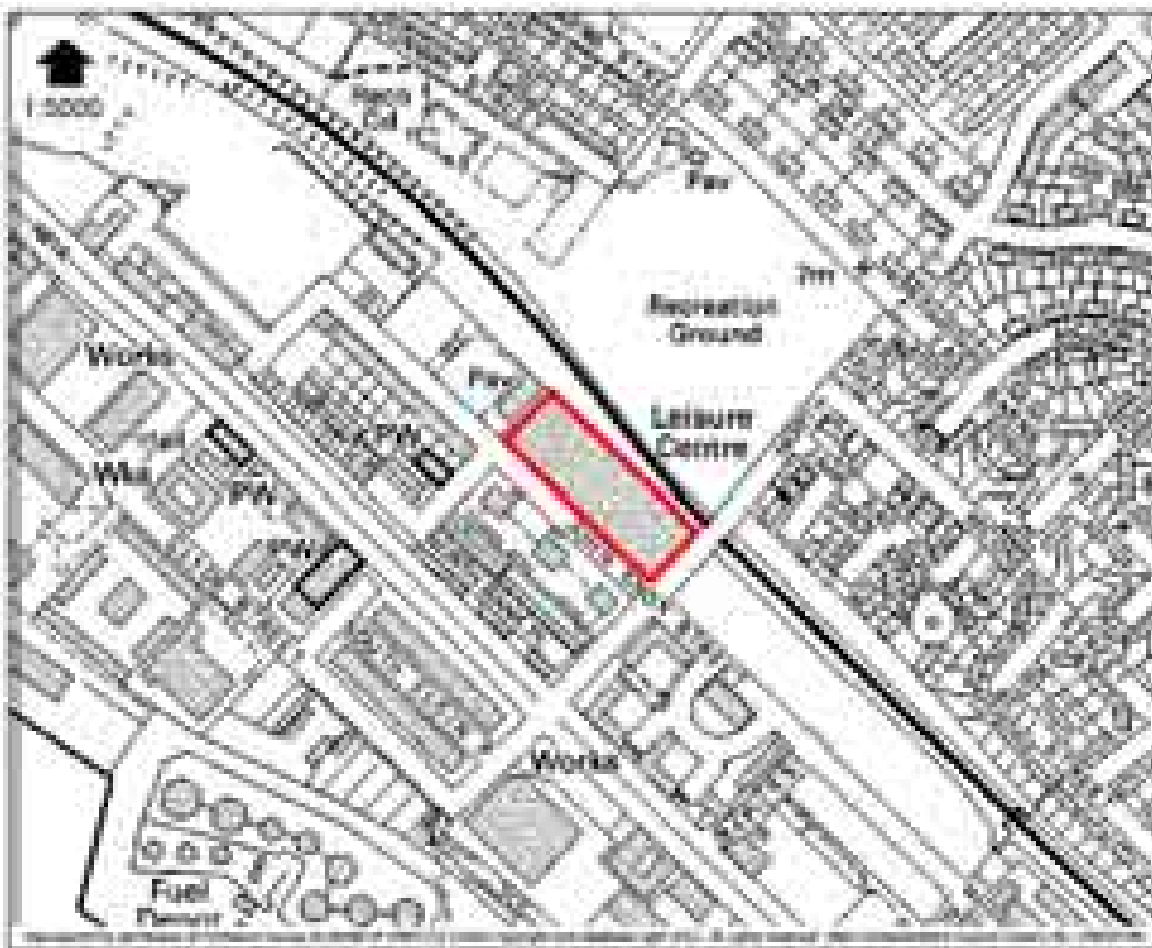
Description	Former cinema building in within existing residential area
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	Building needs to be demolished, current market not strong.
Recommendation	Retain as housing opportunity

WDLP Ref.	H2 (13)	Location	834 Dumbarton Road
Area	0.1 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Operational garage		



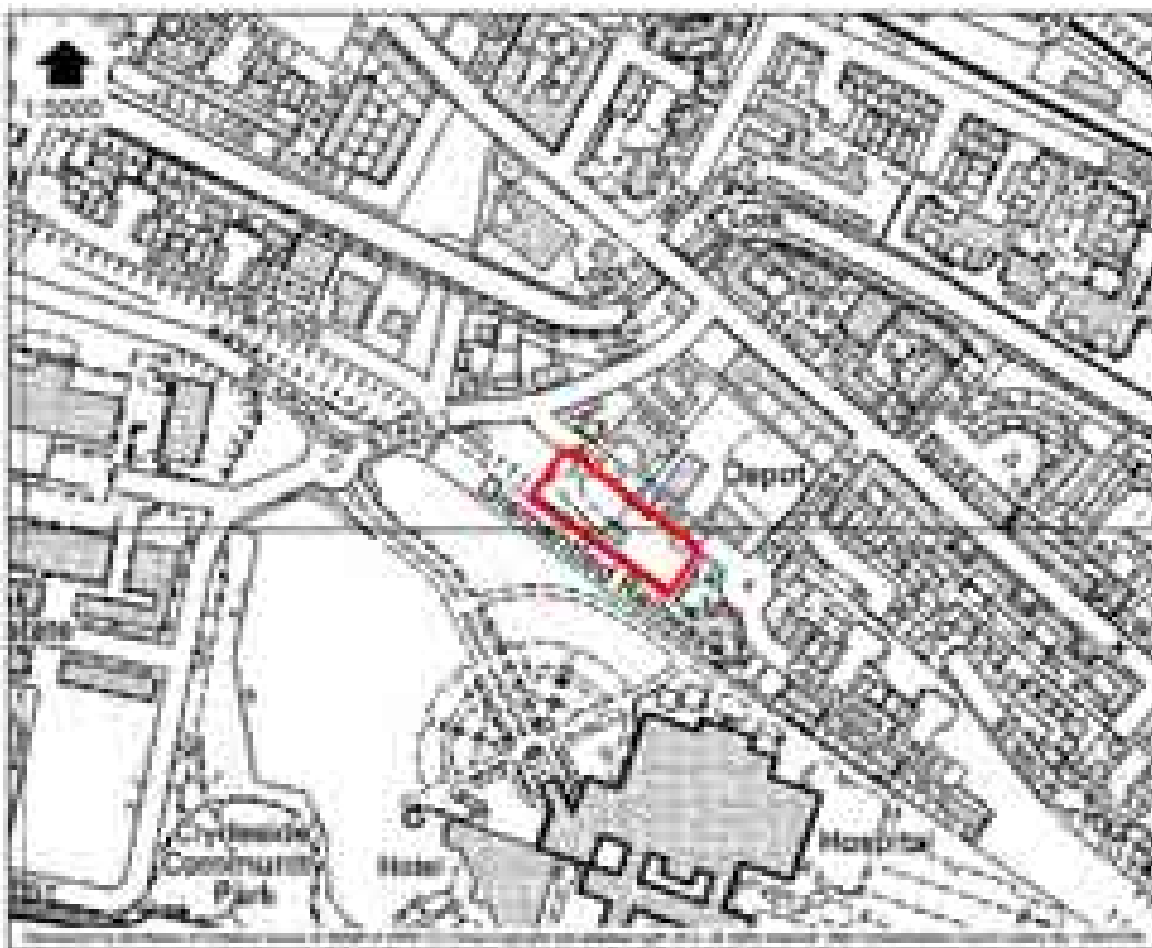
Description	Operational garage on Dumbarton Road within existing residential area
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	Petrol station in use. Housing would improve amenity of area.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H2 (14)	Location	John Knox Street
Area	0.58 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Leisure centre		



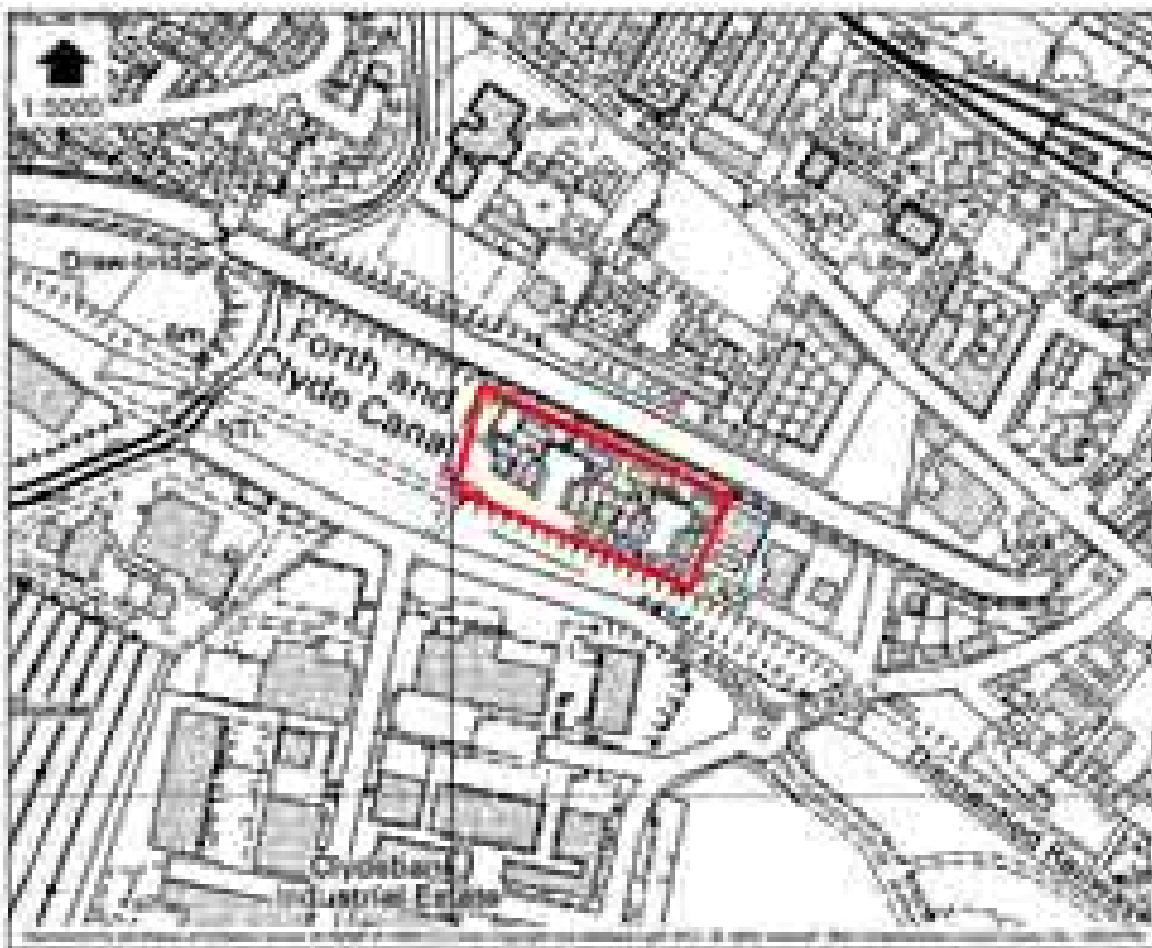
Description	Existing building in use as leisure centre. Bounded by railway to north, residential to west and south and industry to east.
Planning Status	Outline consent
Development Status	Not Started
SEA Issues	None
Development Issues	Existing leisure centre to be redeveloped. Within airport noise contours and HSE consultation zone for Rothesay Dock oil terminal.
Recommendation	Retain as housing opportunity

WDLP Ref.	H2 (15)	Location	Former Transfer Station
Area	0.39 ha	Town	DALMUIR
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



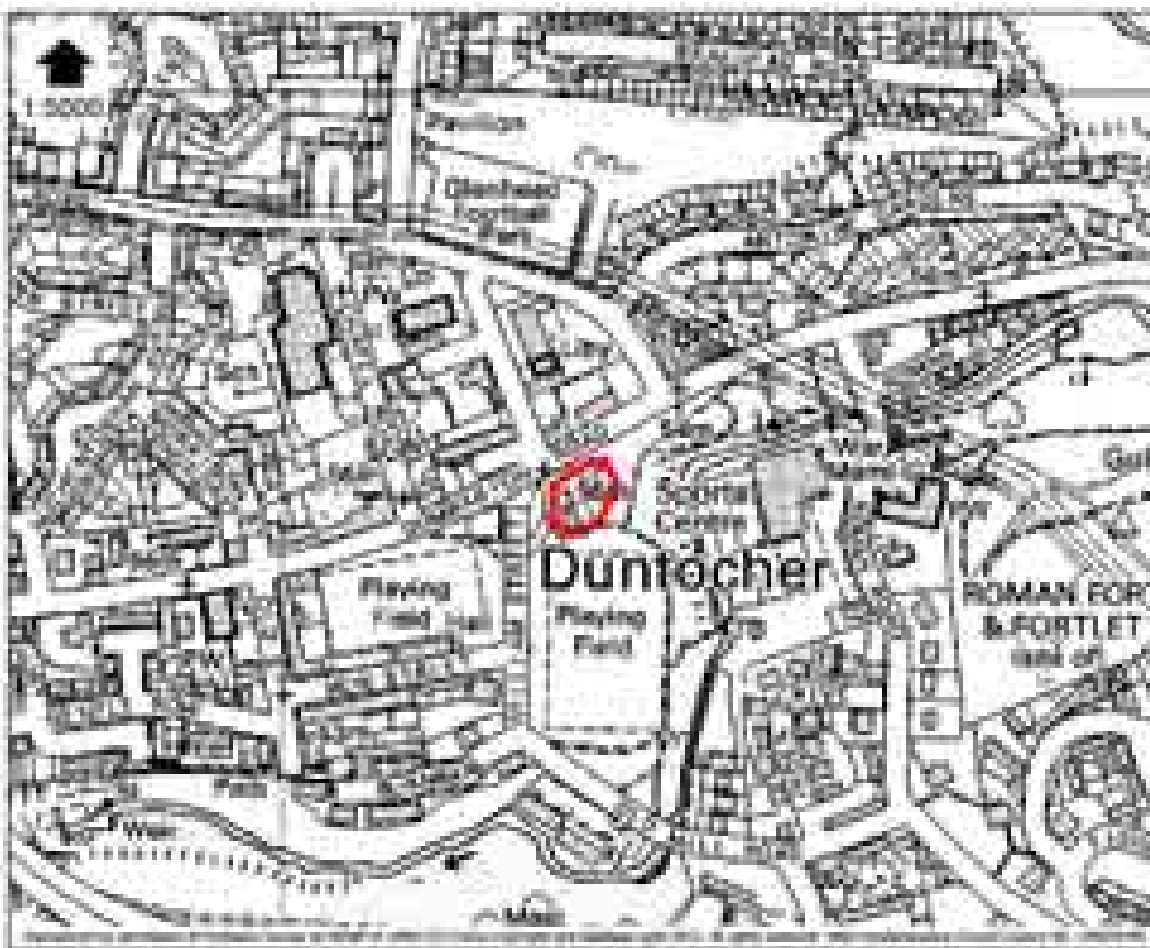
Description	Narrow site between disused railway and Auld Street. Former industrial equipment still on site. Surrounded by area of mixed uses.
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (adjacent to disused railway LNCS)
Development Issues	Potential contamination, derelict plant on site. Wayleave for main sewer runs under site.
Recommendation	Retain as housing opportunity

WDLP Ref.	H2 (16)	Location	Beardmore Place Homestake
Area	0.2 ha	Town	DALMUIR
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	New housing		



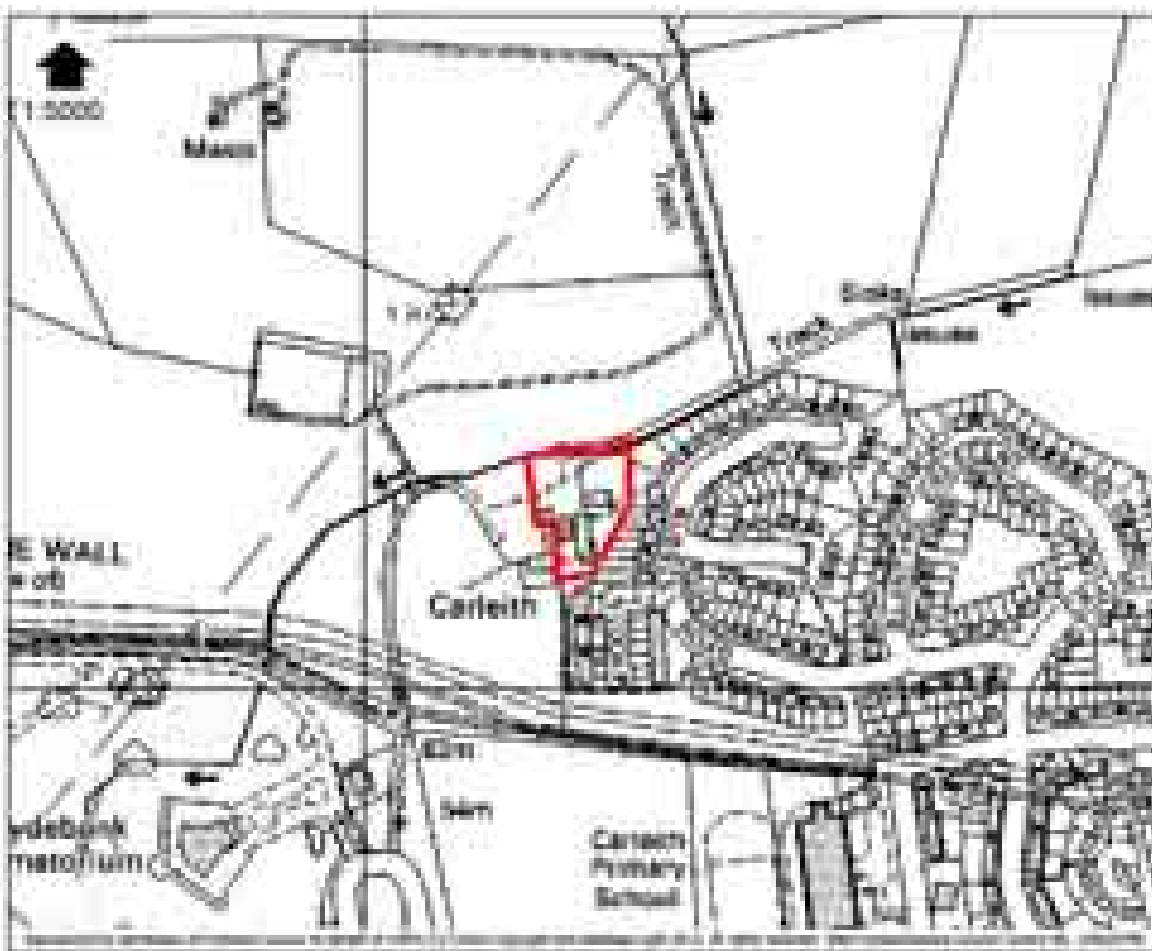
Description	New housing development completed
Planning Status	Full consent
Development Status	Developed
SEA Issues	N/A
Development Issues	N/A
Recommendation	Change to existing residential area

WDLP Ref.	H2 (17)	Location	William Street
Area	0.13 ha	Town	DUNTOCHER
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Residential		



Description	Existing residential property and garden ground with frontage onto Dumbarton Road, Duntocher. Open space to rear.
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	Existing properties, land required for sight lines
Recommendation	Retain as housing opportunity.

WDLP Ref.	H2 (18)	Location	Carleith
Area	0.46 ha	Town	DUNTOCHER
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



Description	Collection of small farm buildings on edge of Dunrobin only accessible by farm track, surrounded by Green Belt.
Planning Status	Full consent
Development Status	Not Started
SEA Issues	Cultural Heritage (site in proximity of Antonine Wall WHS and Buffer Zone)
Development Issues	Access issues. HSE consultation zone for Transco pipeline. Green Belt Boundary Review proposes slight change to boundary which would increase site size. MIR proposal to incorporate into larger greenfield release development site
Recommendation	Retain as housing opportunity.

WDLP Ref.	H2 (19)	Location	Hardgate Hall
Area	0.1 ha	Town	HARDGATE
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



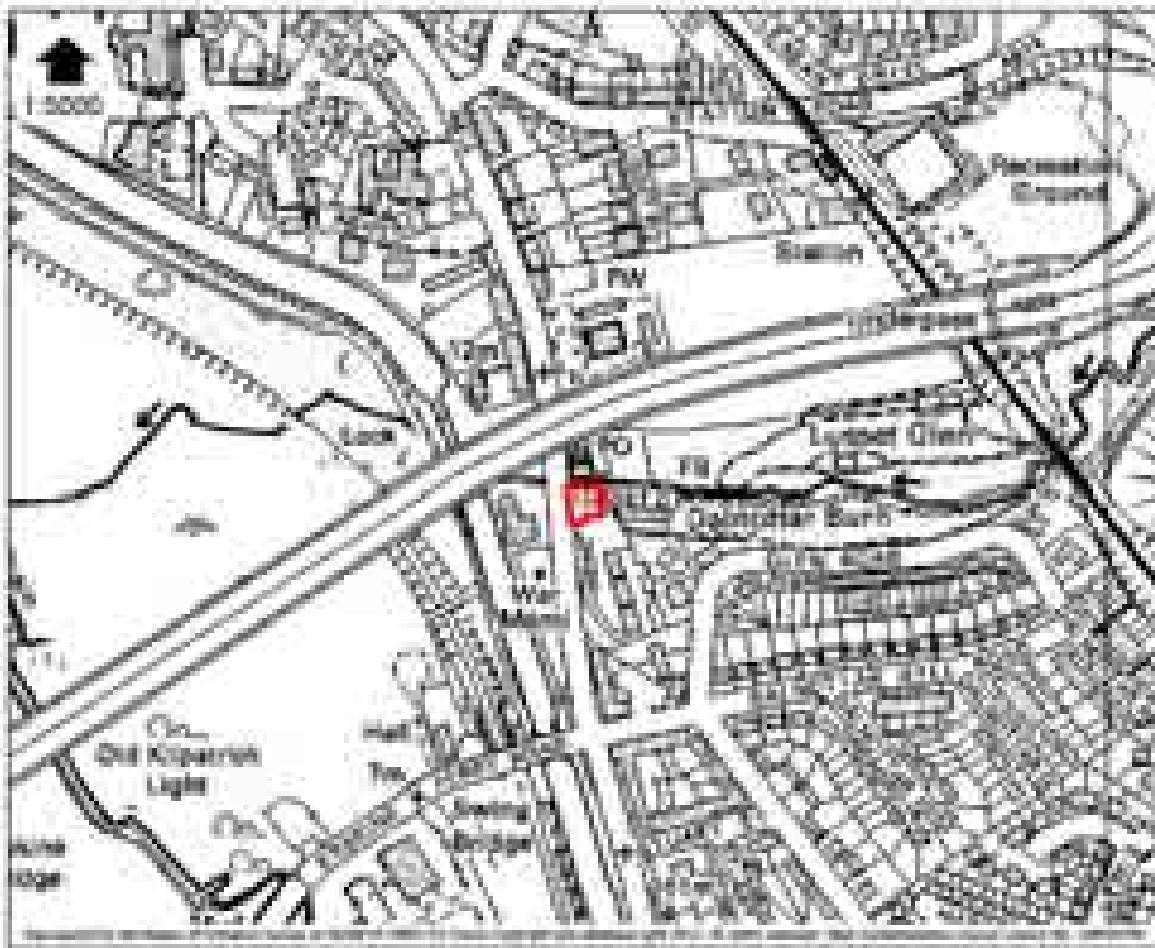
Description	Former hall building on elevated site with some mature trees. Within an existing residential area.
Planning Status	None
Development Status	Not Started
SEA Issues	Built Heritage (Listed Building: Hardgate Hall (Cat C), WoSAS consultation zone)
Development Issues	Derelict Listed Building, design issues
Recommendation	Retain as housing opportunity.

WDLP Ref.	H2 (20)	Location	Milton Brae
Area	0.85 ha	Town	MILTON
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant		



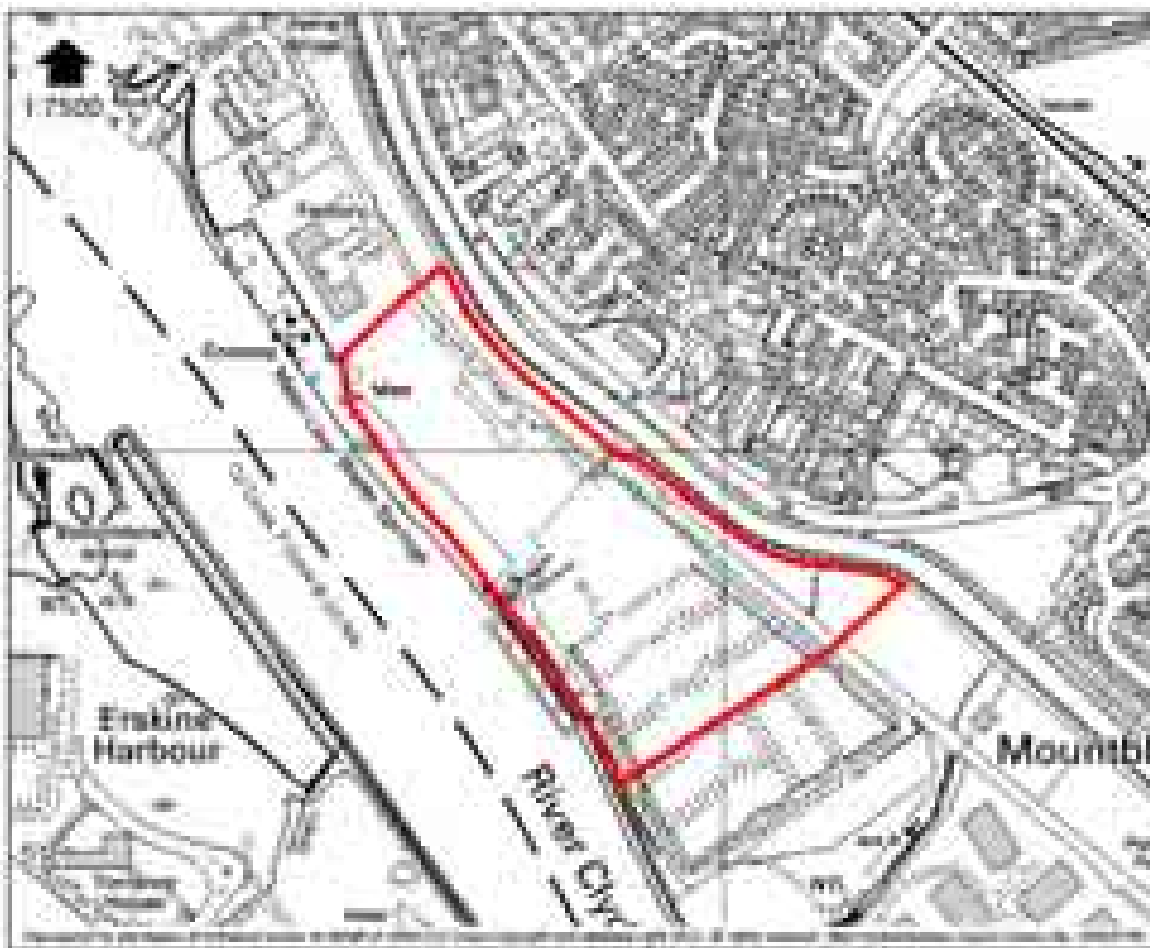
Description	Sloping greenfield site within Milton village
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (site extends into area of ancient woodland)
Development Issues	Part of site covered by TPO
Recommendation	Retain as housing opportunity.

WDLP Ref.	H2 (21)	Location	Lusset Glen
Area	0.07 ha	Town	OLD KILPATRICK
WDLP Proposed Use(s)	Private Sector Housing Opportunity		
Current Use	Vacant/derelict		



Description	Very small gap site, cleared of buildings, adjacent to small commercial uses within residential area.
Planning Status	Full consent
Development Status	Not Started
SEA Issues	Cultural Heritage (WoWAS and HS consultation areas)
Development Issues	None known
Recommendation	Retain as housing opportunity.

WDLP Ref.	H2 (22)	Location	Carless
Area	9.05 ha	Town	OLD KILPATRICK
WDLP Proposed Use(s)	Private Sector Housing and Redevelopment Opportunity		
Current Use	Vacant/derelict		



Description	Major redevelopment site lying between River Clyde and Forth and Clyde Canal. Contamination related to former oil storage. Existing industrial use to north and south.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS and HS consultation area, Scheduled Monument: Forth and Clyde Canal - Old Kilpatrick to Linnvale SAM), Biodiversity (Inner Clyde SPA), Contamination, Flood risk
Development Issues	Main issues relate to contamination and access
Recommendation	Change to Key Regeneration Site

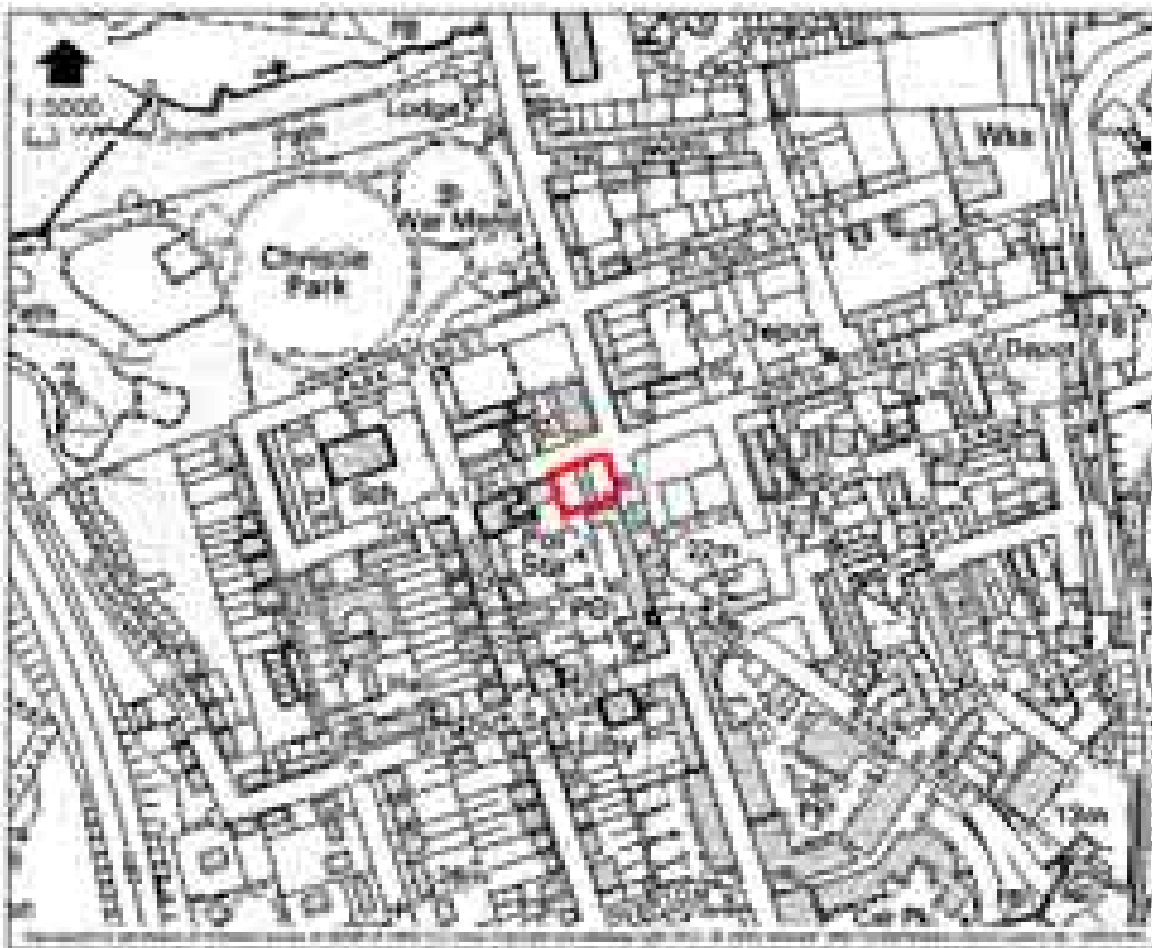
Schedule H 3 – Opportunities for Social Rented Housing: Dumbarton and the Vale of Leven

WDLP Ref.	H3 (1)	Location	Leven Street
Area	0.6 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Under construction for new housing		



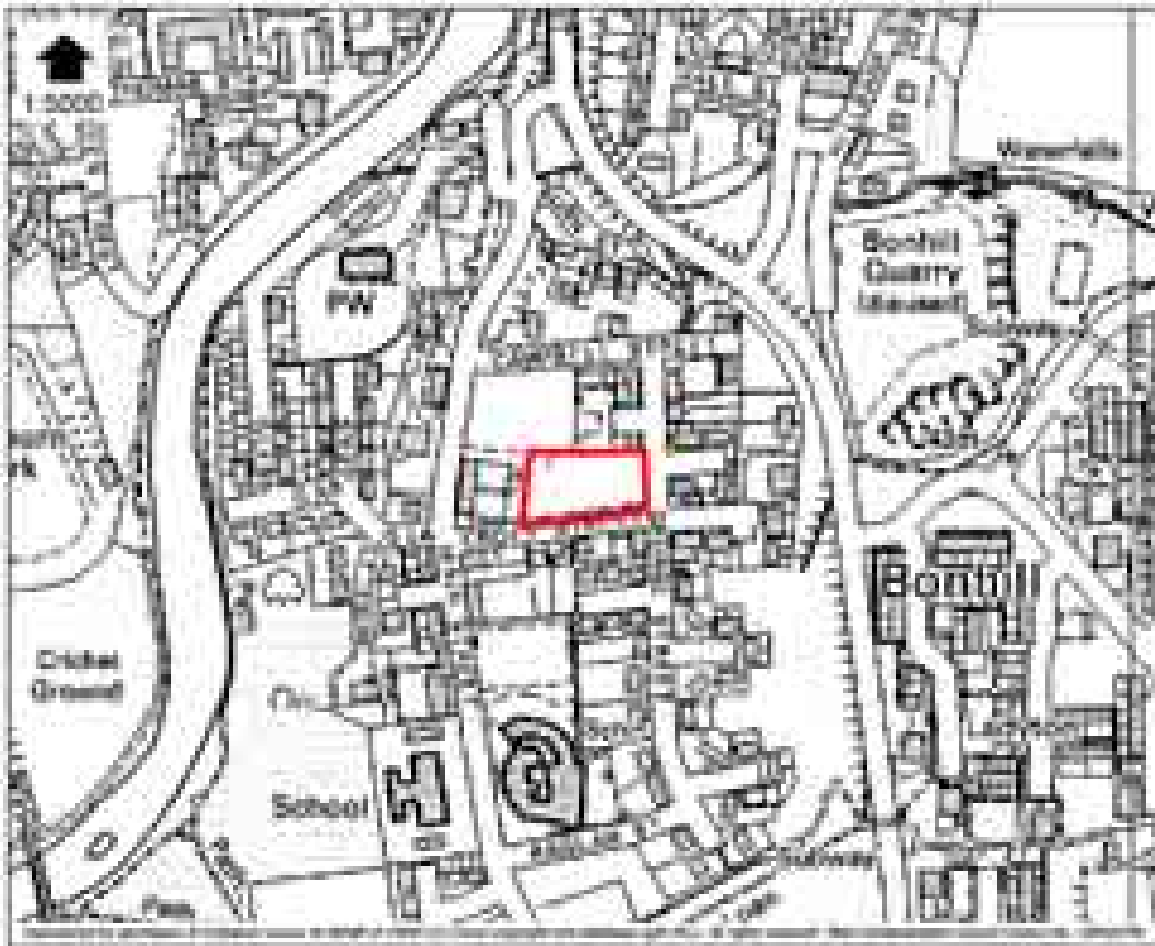
Description	New housing under construction in established residential area
Planning Status	Full consent
Development Status	In progress (whole site)
SEA Issues	N/A
Development Issues	N/A
Recommendation	Change to existing residential area.

WDLP Ref.	H3 (2)	Location	Leven Cottage
Area	0.1 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



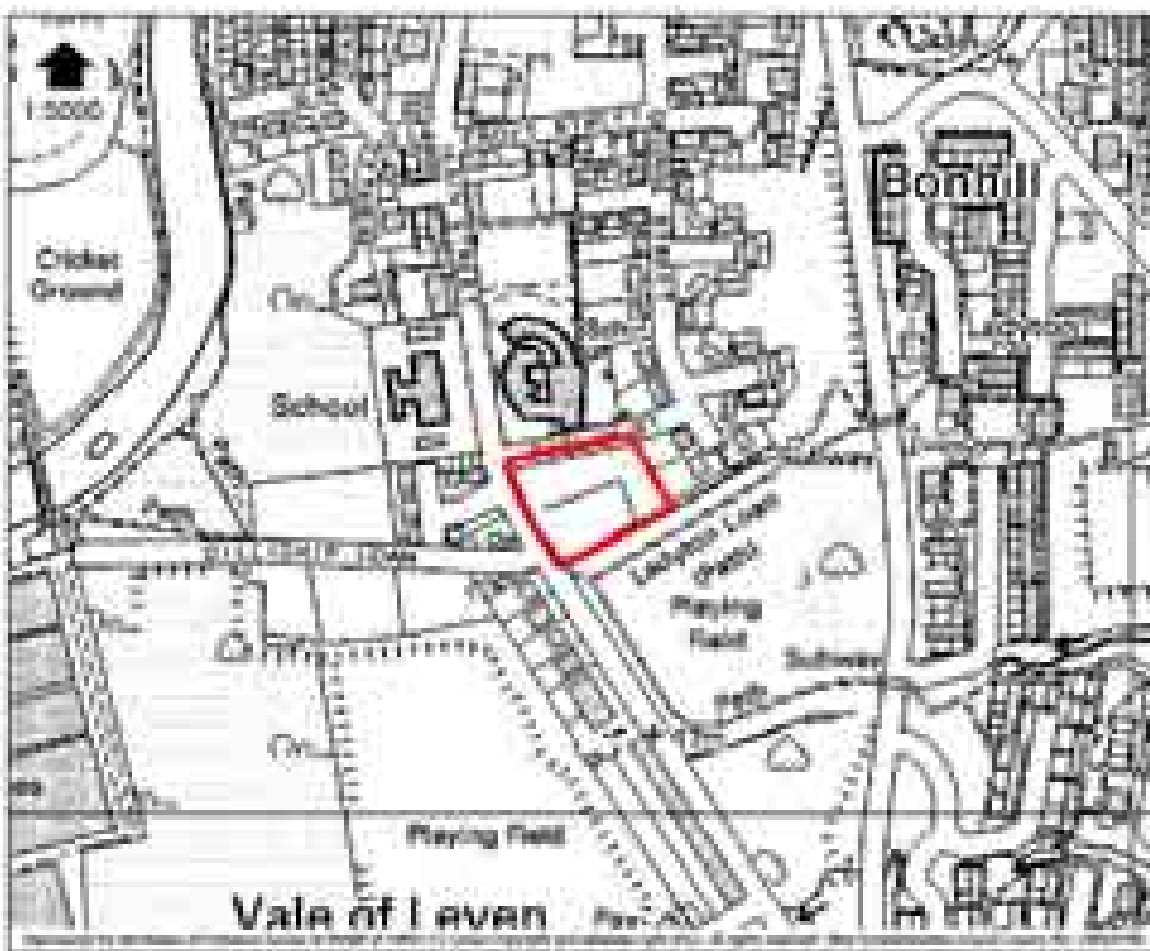
Description	Former Home for the Elderly, within Alexandria town centre. Fronts Main Street, with residential development to rear.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Demolition required
Recommendation	Retain as housing opportunity

WDLP Ref.	H3 (3)	Location	Croft Street
Area	0.33 ha	Town	BONHILL
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



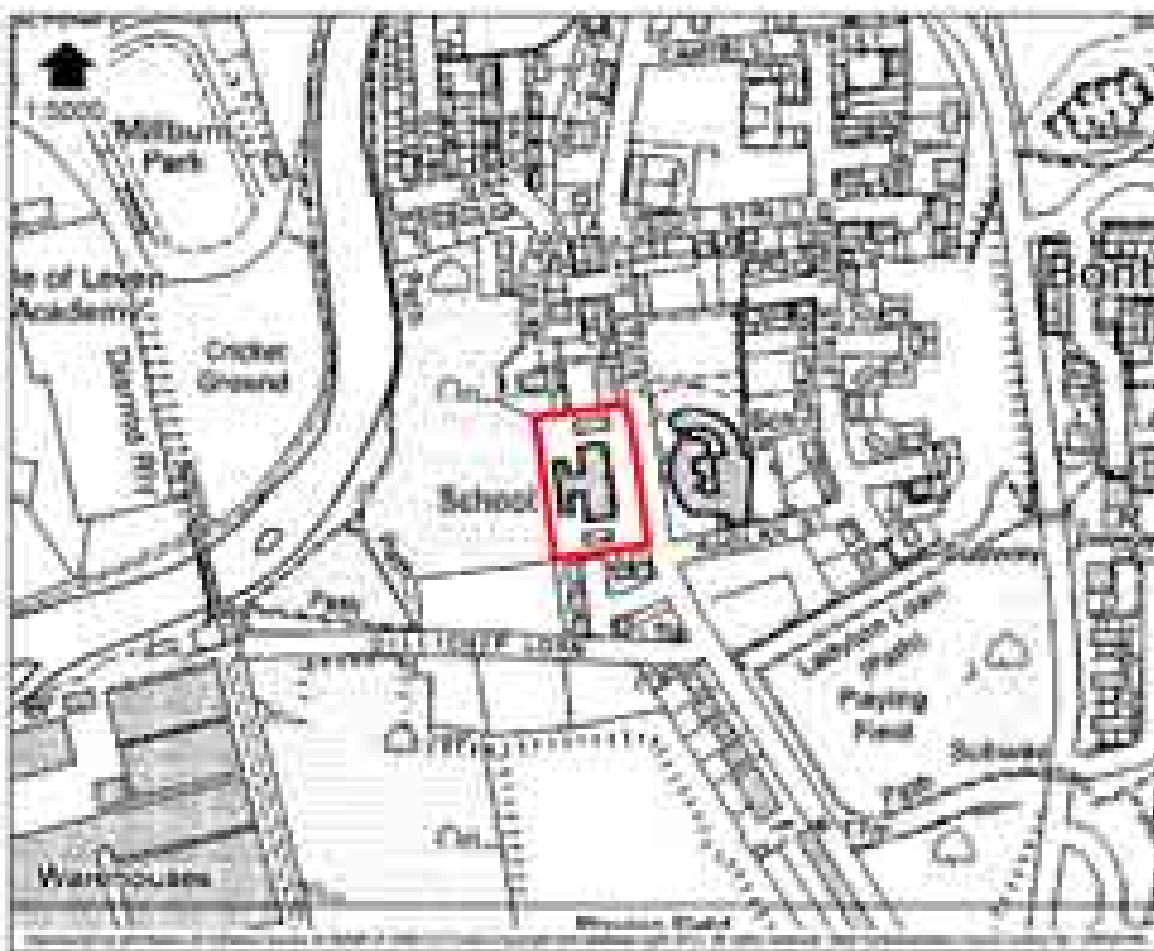
Description	Infill site to the rear of properties on Main Street Old Bonhill.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Possible title issues and ground condition issues.
Recommendation	Change to existing residential area.

WDLP Ref.	H3 (4)	Location	Raglan Street
Area	0.54 ha	Town	BONHILL
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



Description	Rectangular site between new school and playing fields. Overgrown
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	None known
Recommendation	Retain as housing opportunity.

WDLP Ref.	H3 (5)	Location	Bonhill Primary School
Area	0.56 ha	Town	BONHILL
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant		



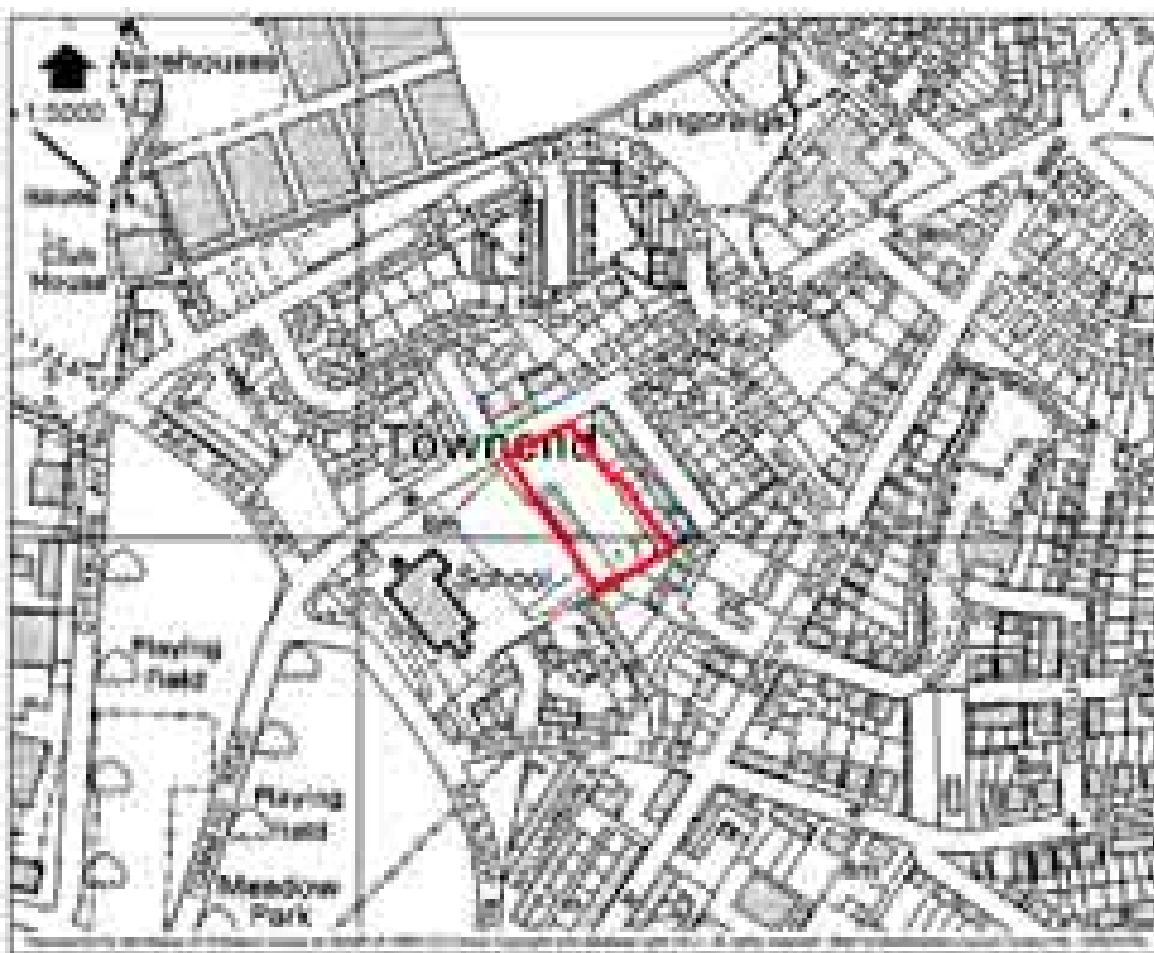
Description	Site of former school within Old Bonhill. Opposite new school building, and between residential frontages. Woodland and open space to rear.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Needs to be disposed of by WDC. Possible extension to site by linking with land at Dillichip Loan.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H3 (6)	Location	Golfhill Drive
Area	0.1 ha	Town	BONHILL
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



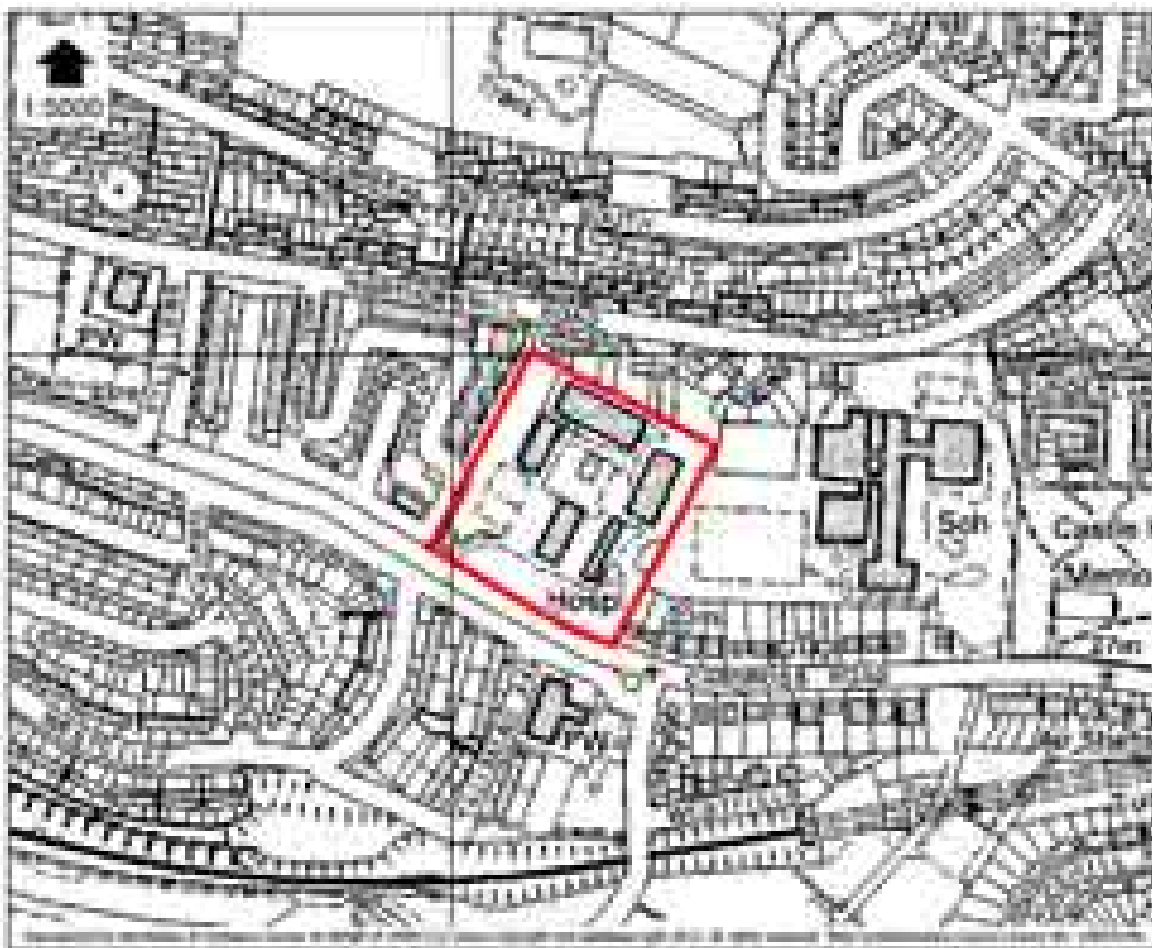
Description	Small infill site within existing residential area
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	Scheme not financially viable at present
Recommendation	Retain as housing opportunity.

WDLP Ref.	H3 (7)	Location	Townend Road
Area	0.4 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



Description	Level site adjacent to Primary School within established residential area and frontage onto Townend Road.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Awaiting disposal by WDC.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H3 (8)	Location	Dumbarton Joint Hospital
Area	1.01 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Social Rented ousing Opportunity		
Current Use	Operational hospital		



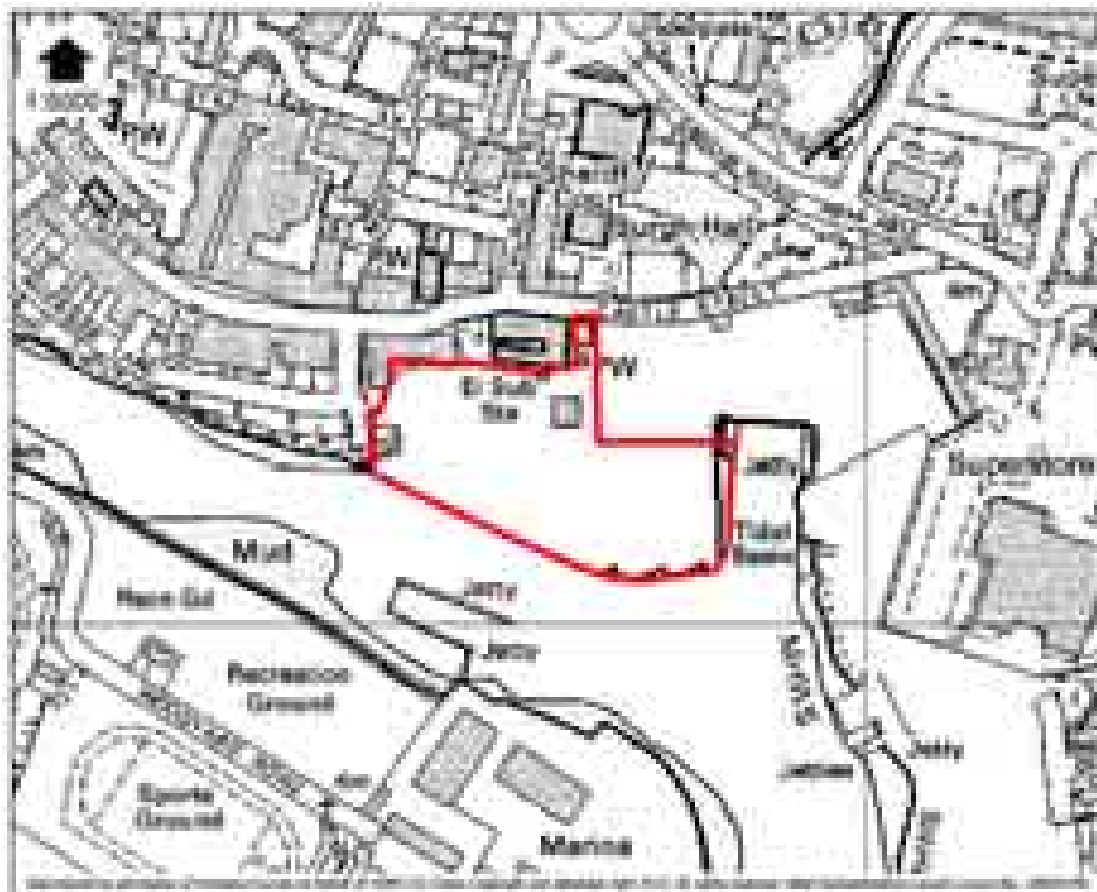
Description	Collection of buildings used as local hospital within established residential area and adjacent to school.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Health Board no longer intend to dispose of site
Recommendation	Delete opportunity and change to existing public services.

WDLP Ref.	H3 (9)	Location	Castle Street (West)
Area	0.1 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



Description	Former distillery site on edge of Dumbarton town centre and with frontage onto the River Leven. Tower building remains to be demolished (part)
Planning Status	Full consent
Development Status	Not Started
SEA Issues	Biodiversity (adjacent to River Leven LNCS), Cultural Hertiage (site falls within WoSAS consultation), Flood risk
Development Issues	Demolition of Mill building, design issues, drainage, private developer in receivership.
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H3 (10)	Location	Castle Street (West)(Bield)
Area	0.08 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



Description	Former distillery site on edge of Dumbarton town centre and with frontage onto the River Leven. Tower building remains to be demolished (part)
Planning Status	Full consent
Development Status	Not Started
SEA Issues	Biodiversity (adjacent to River Leven LNCS), Cultural Hertiage (site falls within WoSAS consultation), Flood risk
Development Issues	Demolition of Mill building, design issues, drainage, private developer in receivership.
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H3 (11)	Location	Valeview Terrace
Area	1.0 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant		



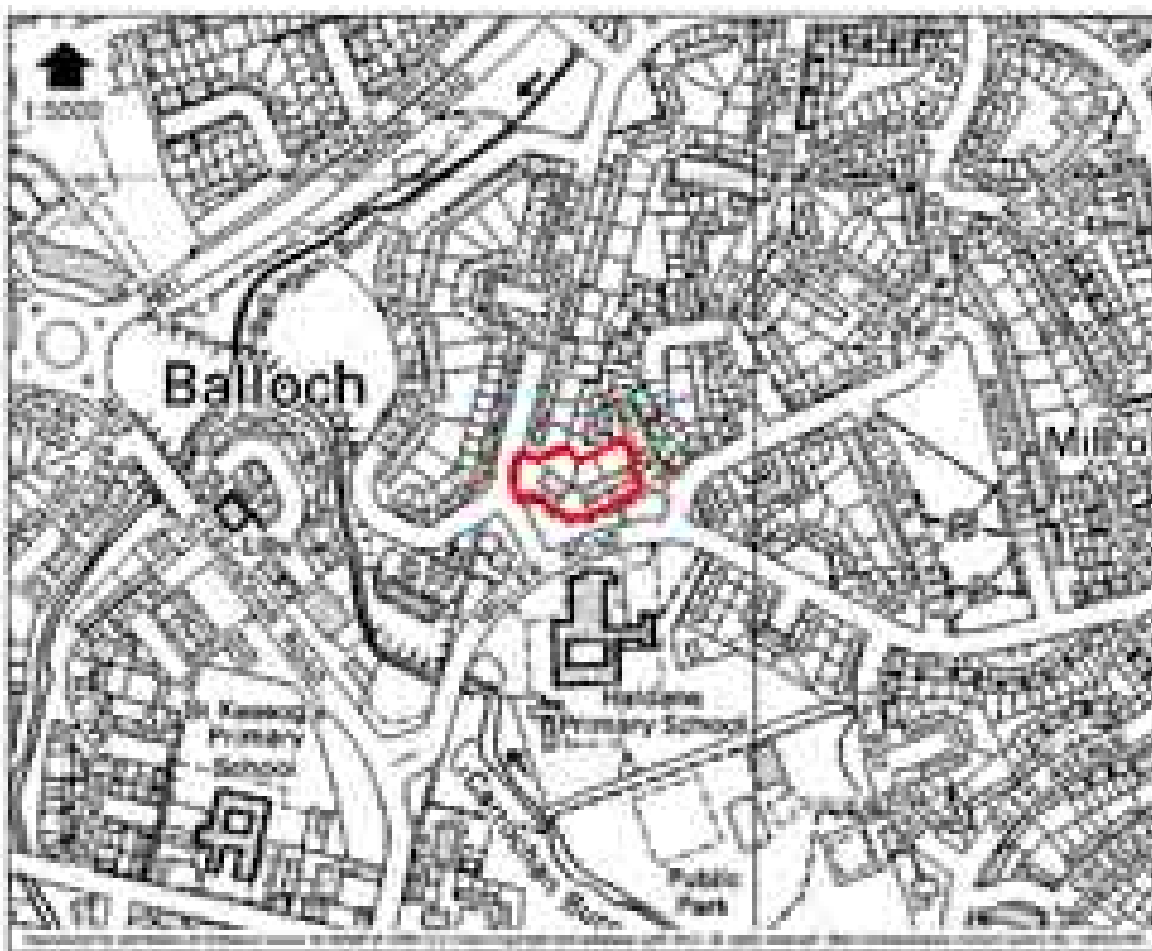
Description	Sloping greefield site on the edge of Bellsmyre residential area
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	Steeply sloping site. Proposed site for WDC housing .
Recommendation	Retain as housing opportunity.

WDLP Ref.	H3 (12)	Location	Dalreoch Quarry North
Area	3.6 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



Description	Former quarry and woodland running between the edge of Castlehill and Renton Road. Significant natural regeneration has occurred.
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (site overlaps Dalreoch Quarry LNCS)
Development Issues	Physical restrictions of site, ground conditions, geological and natural habitat constraints, road access, funding
Recommendation	Retain as housing opportunity.

WDLP Ref.	H3 (13)	Location	Miller Road
Area	0.4 ha	Town	HALDANE
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant		



Description	Vacant WDC housing within established residential area and opposite school.
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	WDC to develop.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H3 (14)	Location	Brown Street
Area	0.48 ha	Town	HALDANE
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Under constrction		



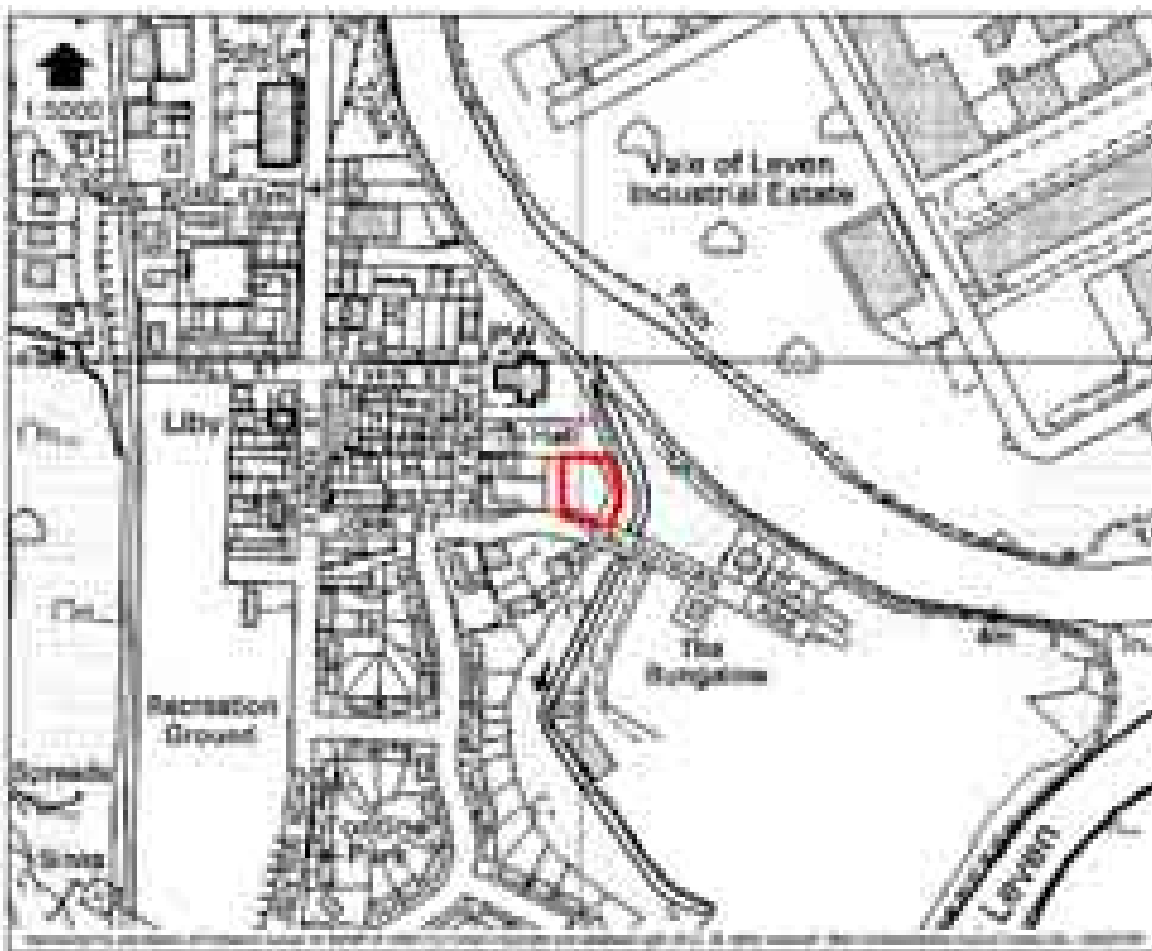
Description	New housing under construction
Planning Status	Full consent
Development Status	In progress
SEA Issues	N/A
Development Issues	N/A
Recommendation	Change to existing residential area.

WDLP Ref.	H3 (15)	Location	McInnes Street
Area	0.32 ha	Town	HALDANE
WDLP Proposed Use(s)	Social rented Housing Opportunity		
Current Use	Under construction		



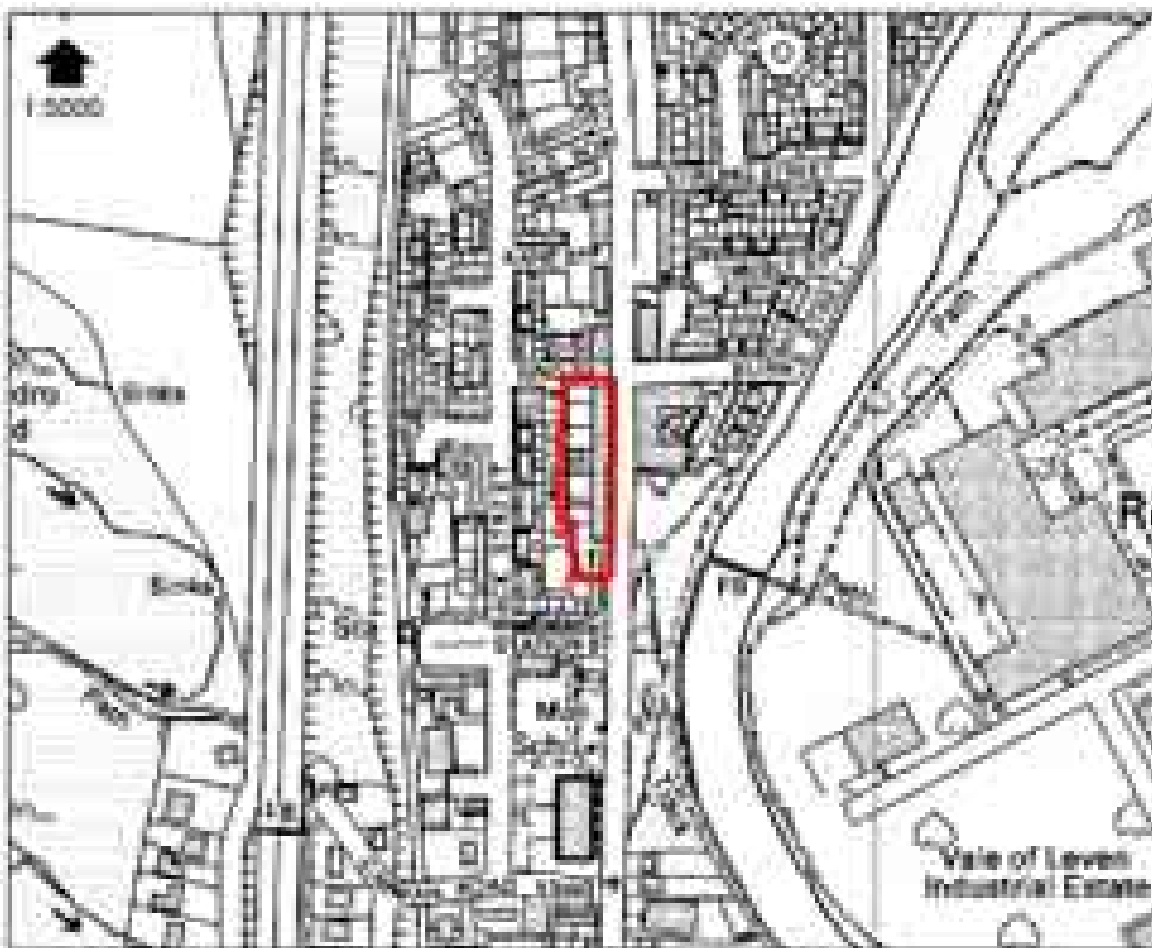
Description	New housing under construction
Planning Status	Full consent
Development Status	In progress (whole site)
SEA Issues	None
Development Issues	Not applicable
Recommendation	Change to existing residential area

WDLP Ref.	H3 (16)	Location	John Street Depot
Area	0.13 ha	Town	RENTON
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



Description	Unused yard at entrance to Dalqurn redevelopment site and surrounded by existing residential areas.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS consultation area)
Development Issues	Derelict site.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H3 (17)	Location	Main St/King St
Area	0.42 ha	Town	RENTON
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Part vacant residential and business properties		



Description	Tenemental properties with flats above businesses, fronting onto Main Street
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Refurbishment more likely than new build.
Recommendation	Delete as an opportunity, change to existing residential area.

WDLP Ref.	H3 (18)	Location	Village Square
Area	0.18 ha	Town	RENTON
WDLP Proposed Use(s)	Social rented Housing Opportunity		
Current Use	Shops/parking		



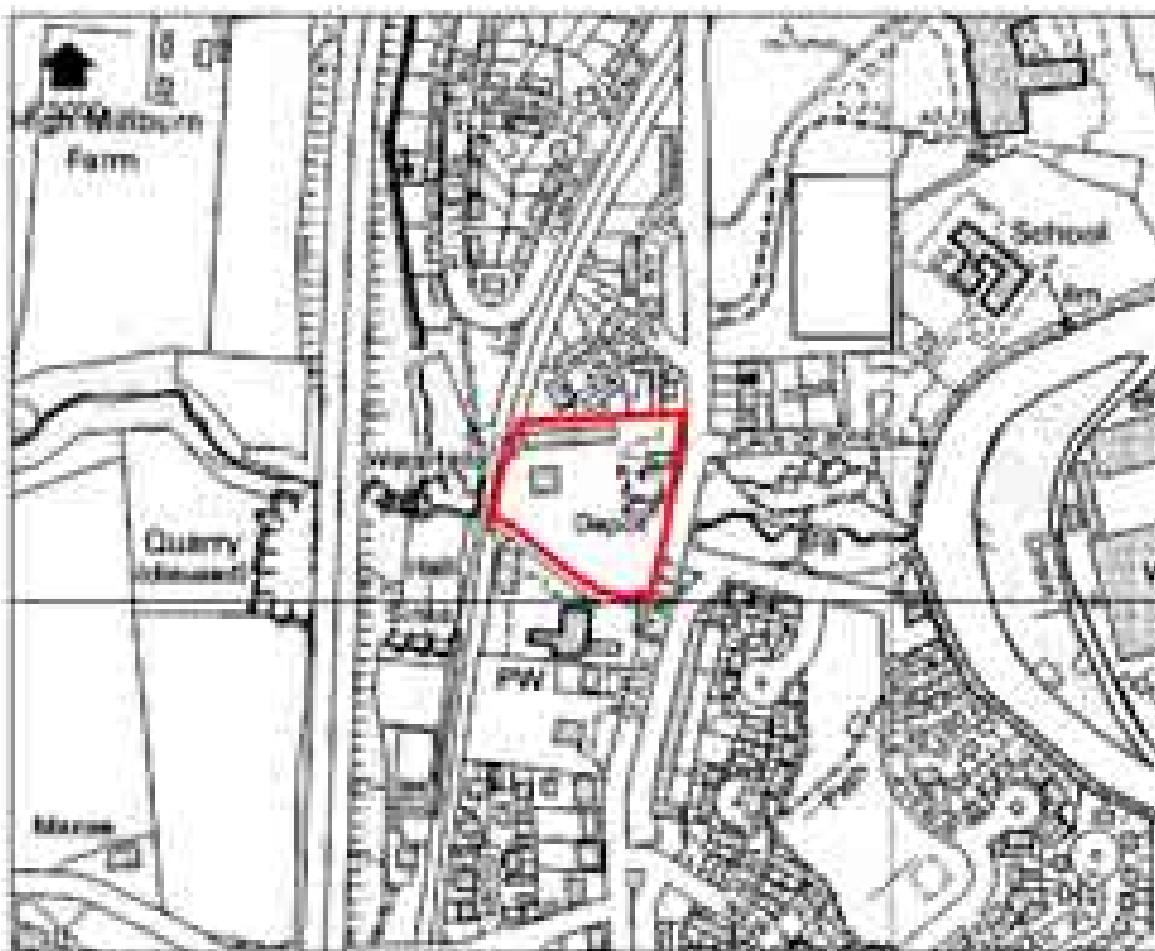
Description	Existing shops with parking to rear
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	Existing uses.
Recommendation	Retain as housing opportunity.

WDLP Ref.	H3 (19)	Location	Dalquhurn
Area	4.0 ha	Town	RENTON
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Under construction		



Description	Part of a major area of regeneration in Renton. Bounded by the River Leven and existing housing.
Planning Status	Full consent
Development Status	In progress (part site)
SEA Issues	N/A
Development Issues	N/A
Recommendation	Change to existing residential area.

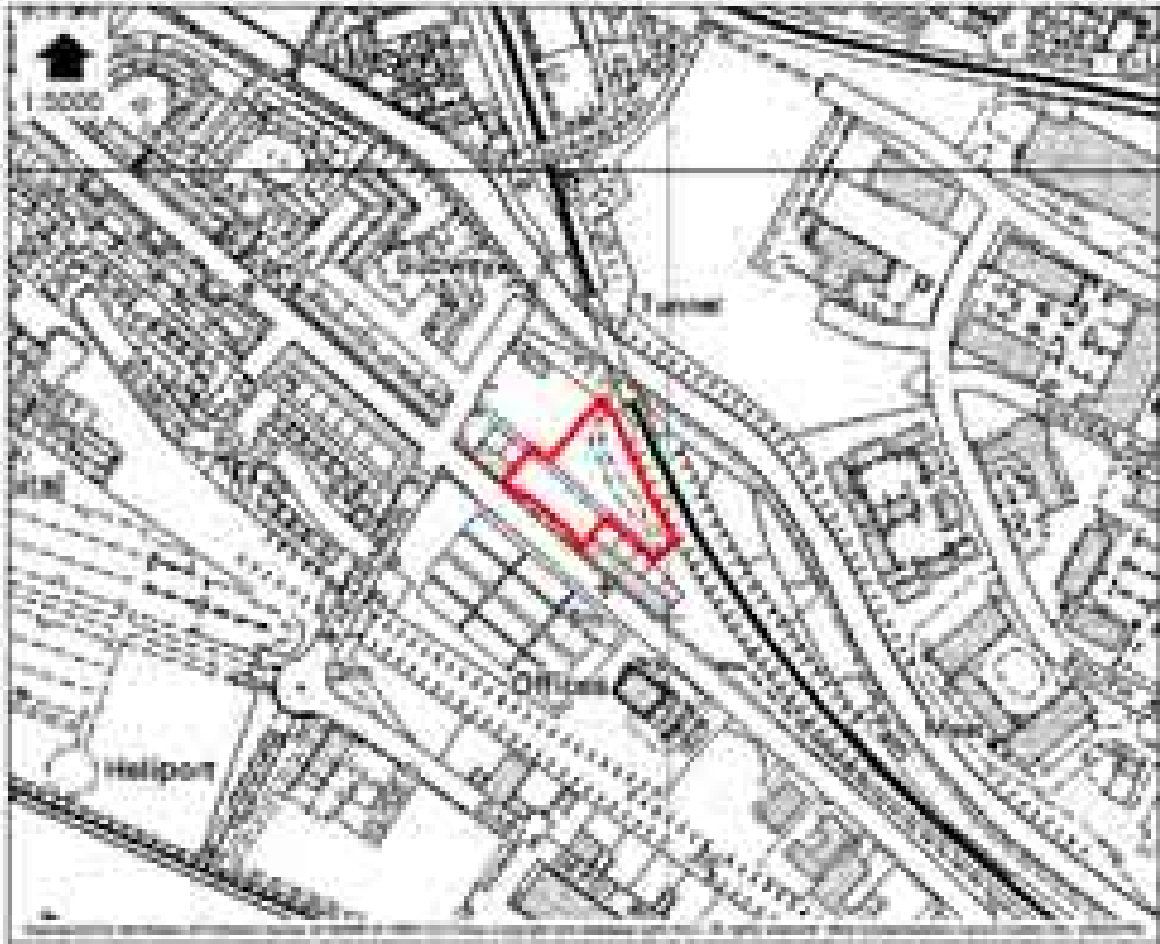
WDLP Ref.	H3 (20)	Location	Millburn Road Depot
Area	0.5 ha	Town	RENTON
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Industry		



Description	Recently redeveloped for industrial use.
Planning Status	None
Development Status	Not Started
SEA Issues	N/A
Development Issues	N/A
Recommendation	Delete opportunity, change to existing industry/business.

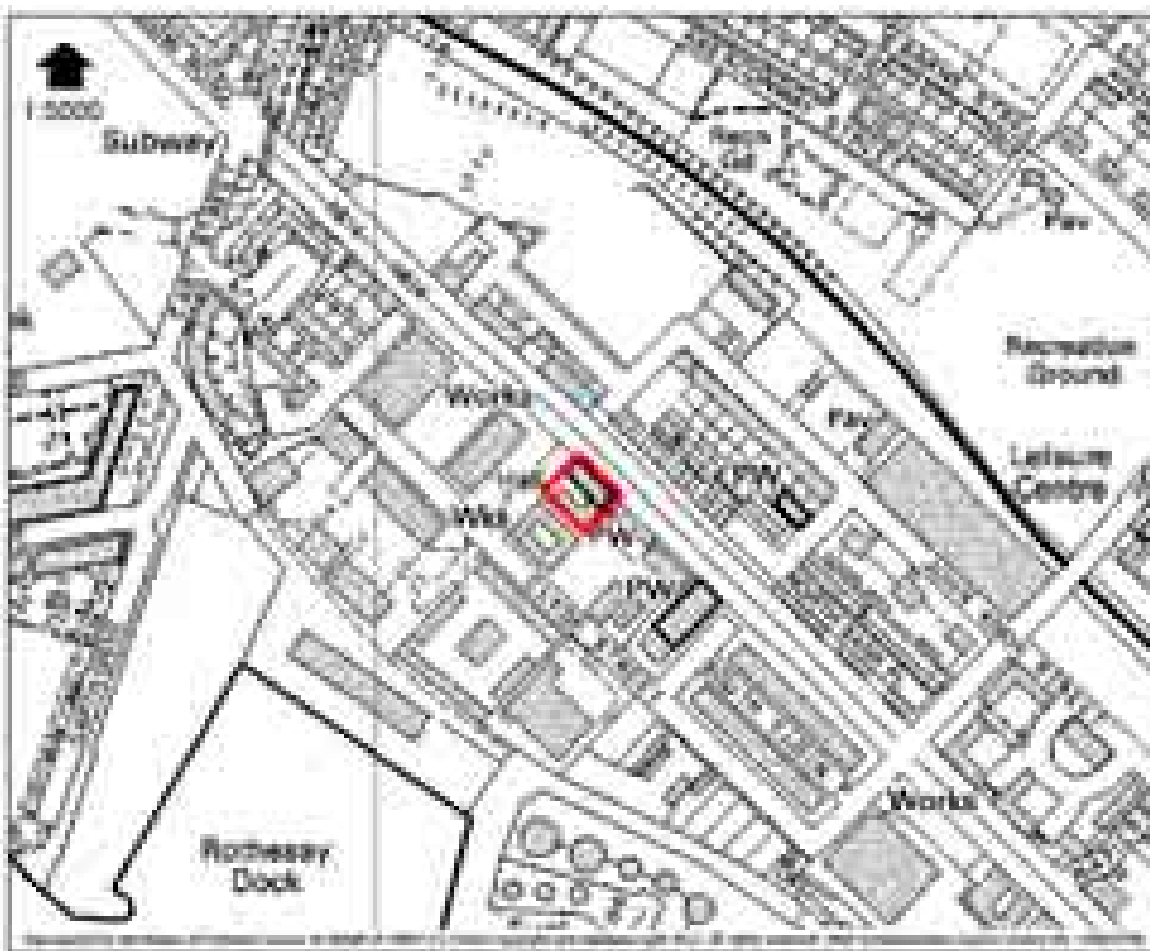
Schedule H 4 – Opportunities for Social Rented Housing: Clydebank, Milton and Bowling

WDLP Ref.	H4 (1)	Location	354-394 Dumbarton Road
Area	0.2 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Hoarding plus landscaping		



Description	Landscaped hoardings site fronting onto Dumbarton Road, with grassed area behind. Bounded by tenemental blocks to front and railway to rear. Overlooks allotments.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS and HS consultation area, Scheduled Monument: site is adjacent to the Forth and Clyde Canal - Old Kilpatrick to Linnvale)
Development Issues	Land assembly and access issues.
Recommendation	Delete Dumbarton Road frontage, and rezone land adjoining Boquhanran Road to provide larger and more accessible site to rear.

WDLP Ref.	H4 (2)	Location	South Douglas Street
Area	0.12 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Part vacant church building, part used by Boxing Club.		



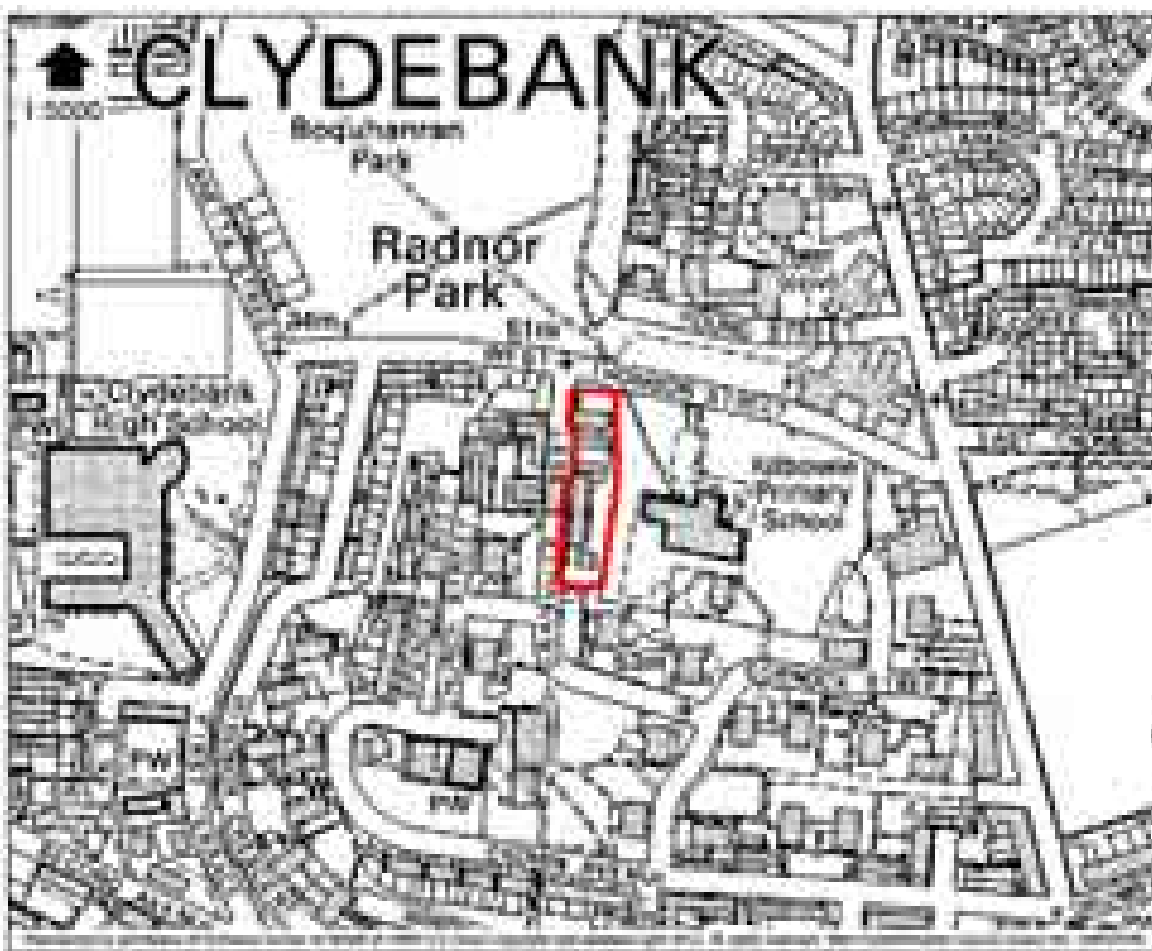
Description	Former church building fronting onto Glasgow Road with industrial development.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Unwilling seller. Located within airport noise contours and HSE consultation zone for oil terminal.
Recommendation	Change to existing residential area.

WDLP Ref.	H4 (3)	Location	Queens Quay
Area	0.68 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



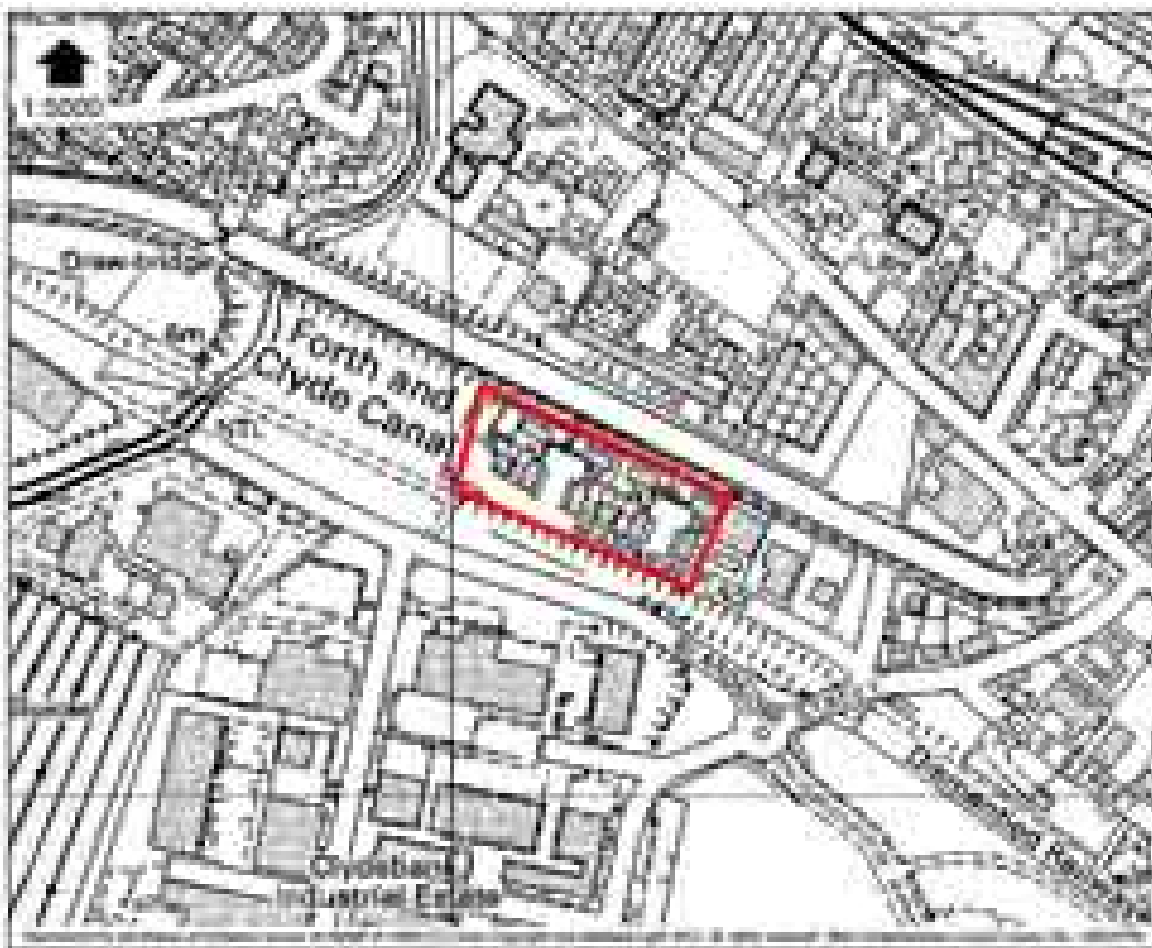
Description	Major redevelopment site lying between Clyde waterfront and Glasgow Road Clydebank. Former shipbuilding use, now essentially cleared and material being sorted on site for upfilling (part).
Planning Status	Outline consent
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed Buildings: Titan Crane (Cat A), on site, adjacent to Town Hall (Cat B), Former Fire Station, Hall St (Cat B) and Bruce Street bath & swimming pool (Cat C(S), at risk), Biodiversity (Inner Clyde SPA), Flood risk
Development Issues	Overall size and complexity. Potential contamination, major road access, drainage, quay walls, design issues. Current market, pressure for other uses.
Recommendation	Change to Key Regeneration Site

WDLP Ref.	H4 (4)	Location	Granville Street
Area	0.6 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



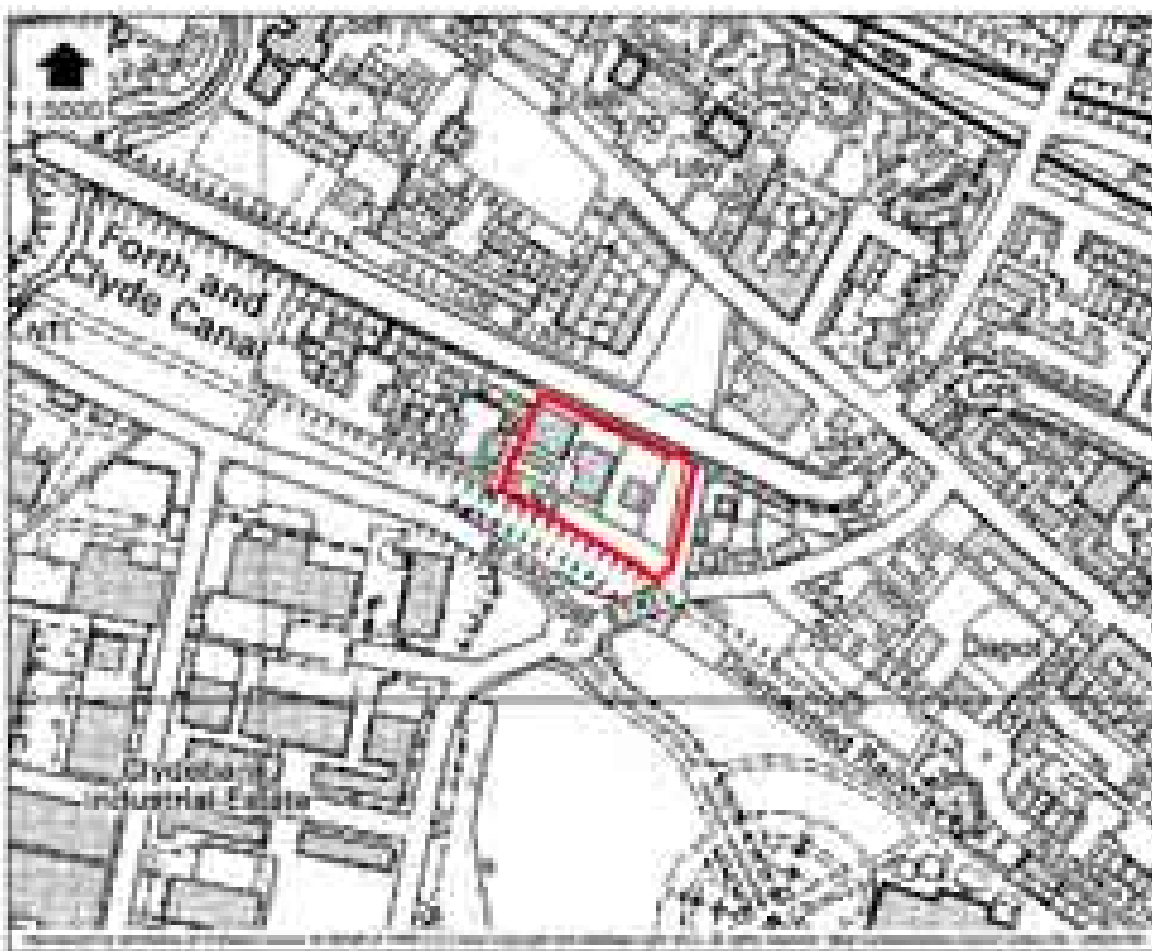
Description	Cleared site between existing housing and Kilbowie Primary School
Planning Status	Full consent
Development Status	Not Started
SEA Issues	None
Development Issues	None known
Recommendation	Retain as housing opportunity.

WDLP Ref.	H4 (5)	Location	Beardmore Place
Area	0.80 ha	Town	DALMUIR
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	New housing		



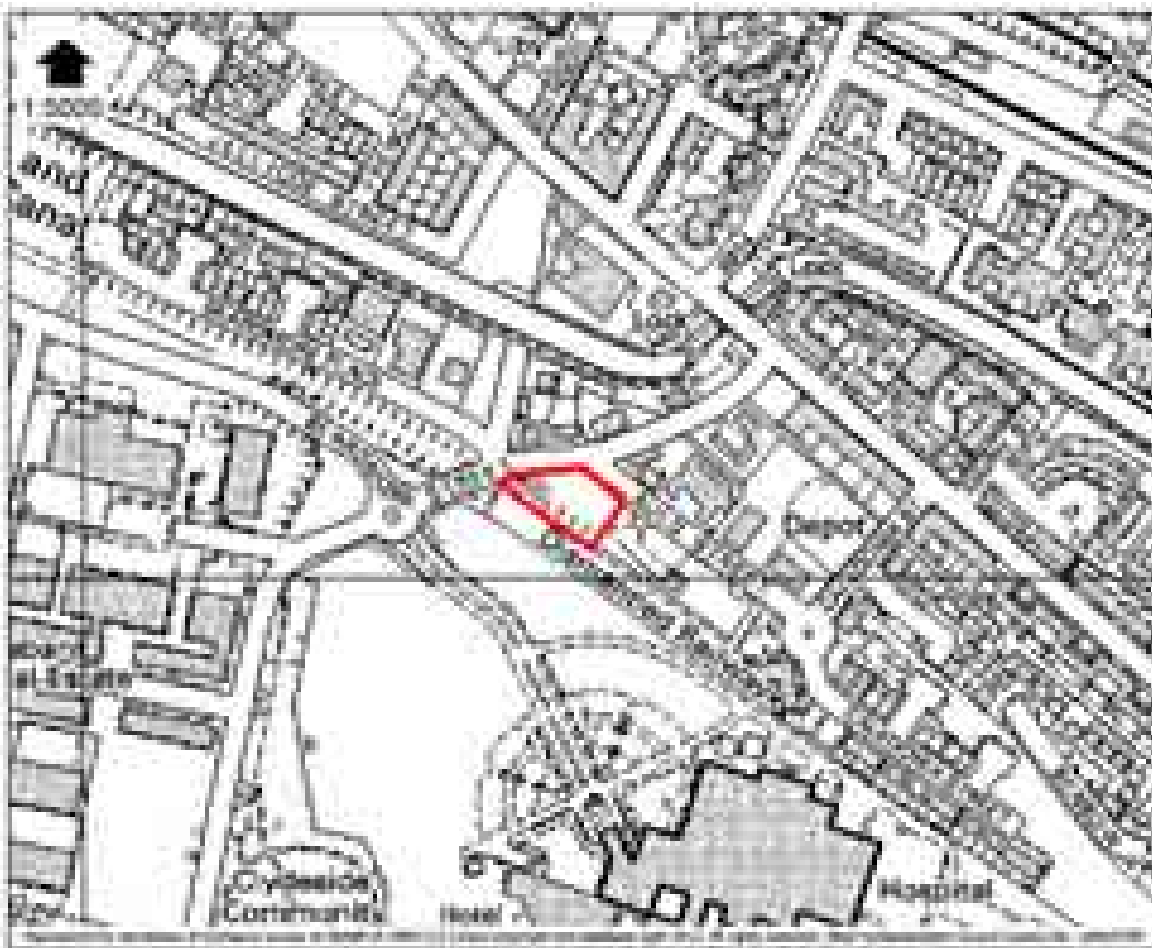
Description	New housing completed
Planning Status	Full consent
Development Status	Developed (whole site)
SEA Issues	N/A
Development Issues	N/A
Recommendation	Change to existing residential area

WDLP Ref.	H4 (6)	Location	Beardmore Place East
Area	0.64 ha	Town	DALMUIR
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant		



Description	Unused industrial buildings backing onto Forth and Clyde Canal, residential development to either side.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS and HS consultation zone, Scheduled Monument: Forth and Clyde Canal - Old Kilpatrick to Linnvale), Biodiversity (site adjoins Disused Railway LNCS and wildlife corridor)
Development Issues	Demolition required. Canalside design issues.
Recommendation	Retain as a housing opportunity.

WDLP Ref.	H4 (7)	Location	Auld Street
Area	0.24 ha	Town	DALMUIR
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Vacant/derelict		



Description	Corner site, overgrown in an area of mixed uses.
Planning Status	Full consent
Development Status	Not Started
SEA Issues	Biodiversity (site adjoins Disused Railway LNCS)
Development Issues	None known
Recommendation	Retain as housing opportunity.

WDLP Ref.	H4 (8)	Location	Caledonia Street
Area	0.6 ha	Town	DALMUIR
WDLP Proposed Use(s)	Social Rented Housing Opportunity		
Current Use	Industrial use/vacant/derelict		



Description	Square site within an area of mixed uses behind tenements on Dumbarton Road.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Hertiage (WoSAS consultataion zone)
Development Issues	Site thought to be in multiple ownership
Recommendation	Retain as housing opportunity

Schedule RET 4 – Retail Development Opportunities

WDLP Ref.	RET4 (1)	Location	St James Retail Park
Area	6,503 sq m	Town	DUMBARTON
WDLP Proposed Use(s)	Retail Development Opportunity		
Current Use	Vacant and Derelict		



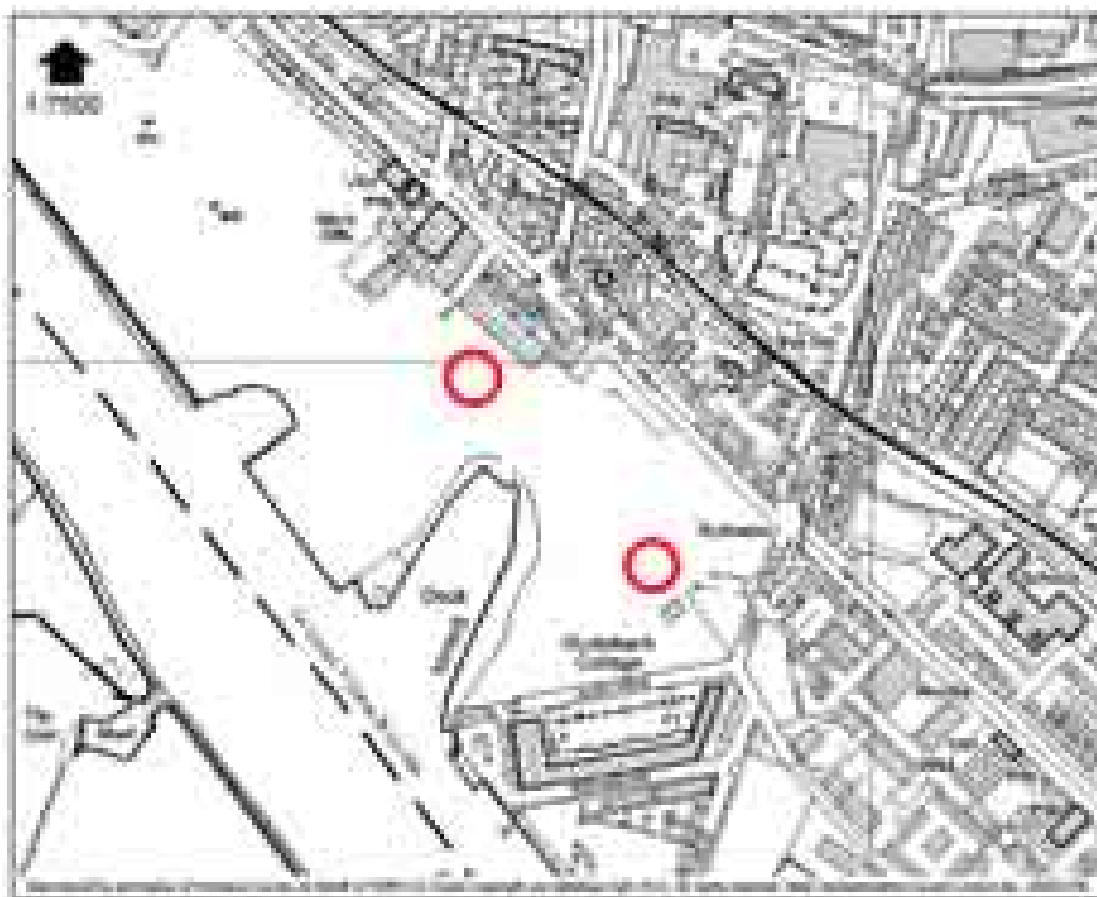
Description	Vacant scrub land bound by SJRP, housing and railway line. It is fenced off at the SJRP side (west).
Planning Status	Outline permission granted for retail development 6,503 sq m.
Development Status	Not Started
SEA Issues	None
Development Issues	Adjacent railway line and housing. Access issues for anything other than retail.
Recommendation	Remove specific retail development opportunity and identify as Commercial Centre.

WDLP Ref.	RET4 (2)	Location	Argyll Road/Chalmers Street
Area	8,000 sq m	Town	CLYDEBANK
WDLP Proposed Use(s)	Retail Development Opportunity		
Current Use	Leisure and Transport		



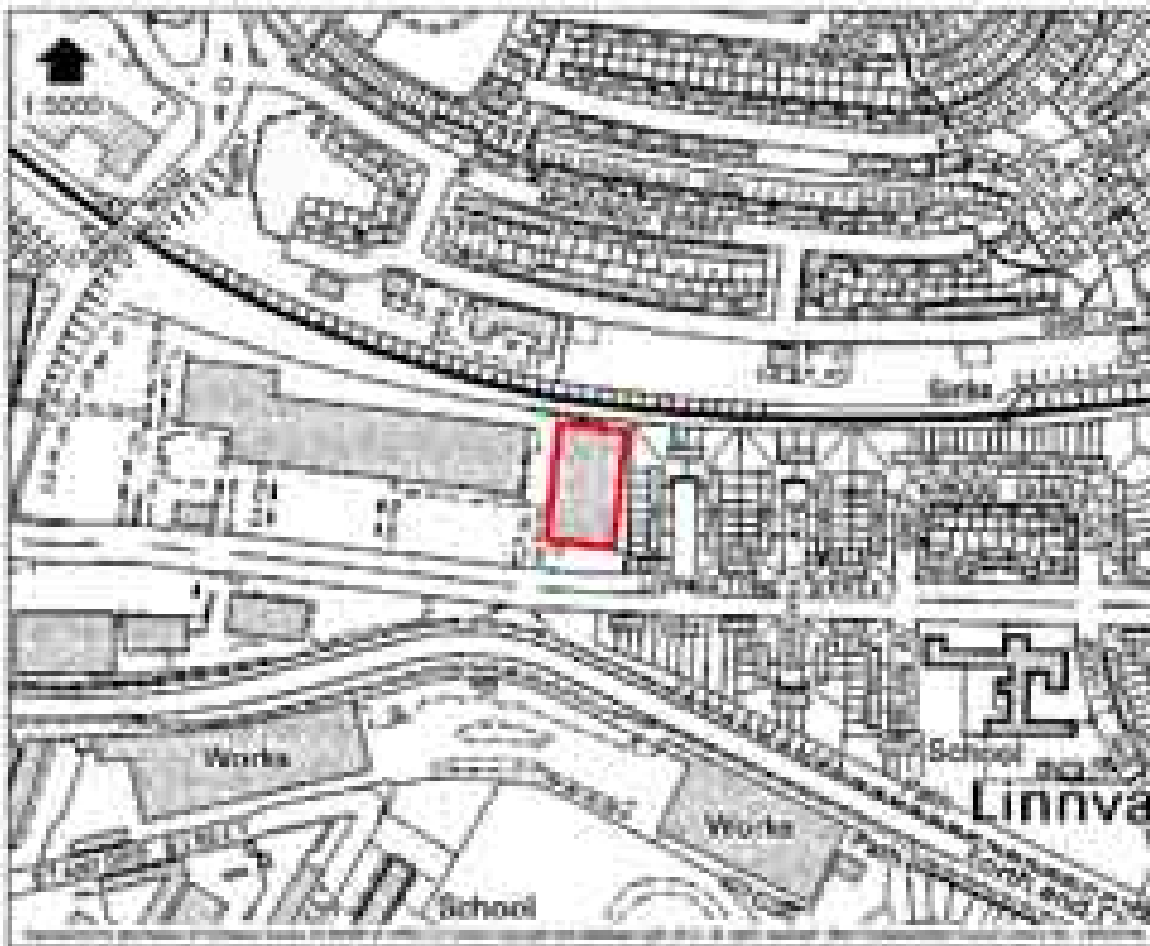
Description	Site of Playdrome Leisure Centre and bus station area adjacent Clyde Shopping Centre.
Planning Status	Outline permission granted for erection of a Class 1 foodstore (84,000sq.ft.), retail units (2,500sq.ft.), petrol filling station, parking and relocation of credit union building.
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS and HS consultation areas, Scheduled Monument: Forth & Clyde Canal, Old Kilpatrick – Linnvale, Listed Building: 2 Sylvania Way South.
Development Issues	Leisure centre relocation to Queens Quay.
Recommendation	Retain as retail development opportunity.

WDLP Ref.	RET4 (3)	Location	Queens Quay
Area	3,000 sq m	Town	CLYDEBANK
WDLP Proposed Use(s)	Retail Development Opportunity		
Current Use	Vacant and Derelict		



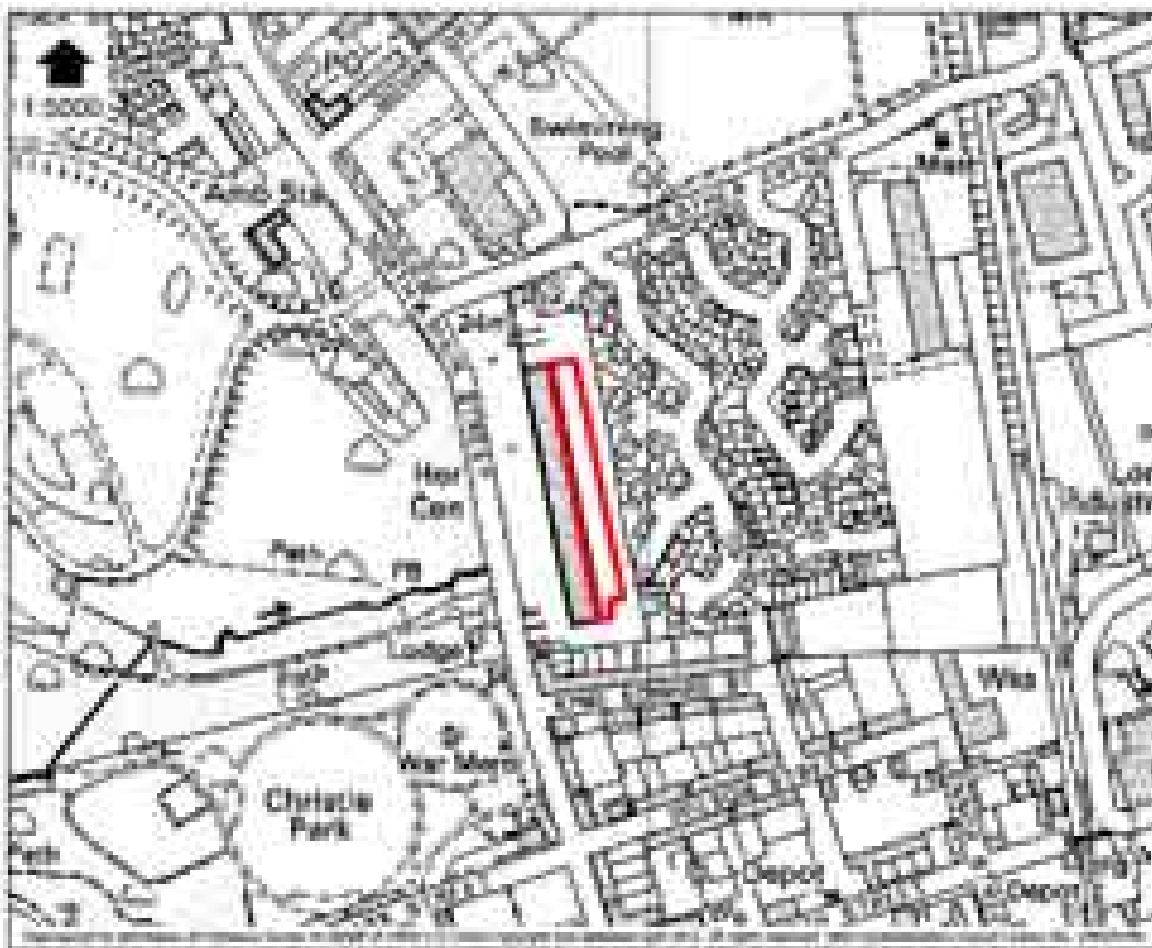
Description	Part of a larger vacant site south of Clydebank town centre, at the waterfront.
Planning Status	Outline permission granted for mixed use development including retail. PAC has now been received for "Mixed use development to include residential (including affordable housing), and/or retail (to include large format superstore of up to 8000sqm, and/or petrol filling station), and/or offices, and/or leisure, and/or food and drink, and/or public house, and/or hotel, and public realm works, other landscaping, relocated public access to Titan Crane, infilling of basin and quayside repair works"
Development Status	Not Started
SEA Issues	Biodiversity (Inner Clyde SPA), Flood risk, Cultural Heritage (WoSAS consultation area, Titan Crane (Cat. A) and other nearby Listed Buildings.
Development Issues	Current retail permission is for ancillary retail to other development. No development has started on site.
Recommendation	Identify as part of Queens Quay Key Regeneration Site.

WDLP Ref.	RET4 (4)	Location	Clyde Retail Park, Livingstone Street
Area	3,200 sq m	Town	CLYDEBANK
WDLP Proposed Use(s)	Retail Development Opportunity		
Current Use	Retail		



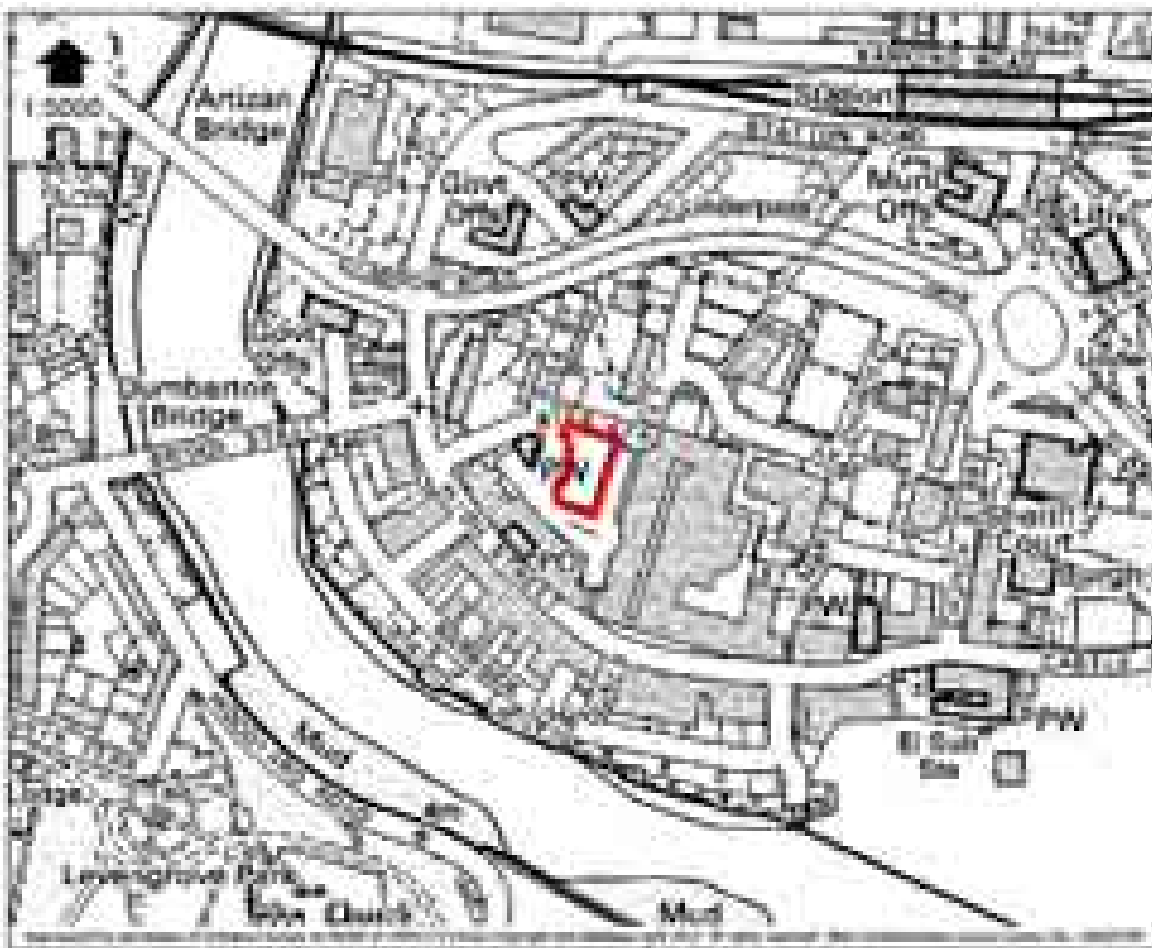
Description	Previously a vacant unit but is now occupied by retailer Go Outdoors.
Planning Status	Permission for change of Use from Class 11 (Leisure) to Class 1 non-food retail.
Development Status	Developed (whole site)
SEA Issues	None
Development Issues	No issues - unit now occupied and fulfils its current planning status.
Recommendation	Identify as Commercial Centre.

WDLP Ref.	RET4 (5)	Location	Lomond Galleries
Area	3,000 sq m	Town	ALEXANDRIA
WDLP Proposed Use(s)	Retail Development Opportunity		
Current Use	Retail		



Description	Opportunity is to extend a listed building for additional retail to the back which is currently parking/service area. The existing building has a number of units of which only some are occupied.
Planning Status	Permission for further retail and related floorspace (Class 1 non-food).
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed Building: Argyll Motor Works (Cat. A))
Development Issues	Listed building, out of centre. The existing centre is largely unoccupied.
Recommendation	Remove specific retail development opportunity and identify as Commercial Centre.

WDLP Ref.	RET4 (6)	Location	College Way/Risk Street
Area	2,500 sq m	Town	DUMBARTON
WDLP Proposed Use(s)	Retail Development Opportunity		
Current Use	Parking/Service		



Description	Parking area to rear of shopping units in Dumbarton Town Centre.
Planning Status	Application withdrawn in 2010, new owners now in place.
Development Status	Not Started
SEA Issues	Cultural Heritage (WoSAS consultation zone), Flood Risk.
Development Issues	Adjacent to an area of units within the town centre which are largely vacant.
Recommendation	Remove as retail development opportunity and remain as part of town centre.

Schedule E 8 – Environmental Improvement Opportunities

WDLP Ref.	E8 (1)	Location	Former Garshake Waterworks
Area	4.12 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Very low density development or re-use of vacant buildings		
Current Use	Vacant		



Description	Disused Waterworks with a number of derelict buildings and structures. Overgrown. Surrounding area largely in agricultural use.
Planning Status	Outline Planning Permission for residential nursing home and four dwellinghouses (2009) and PPP for residential nursing home with supported living centre (2011) on part of site.
Development Status	Not Started
SEA Issues	None
Development Issues	Cost of removing disused infrastructure and buildings relating to previous use as waterworks. Servicing and road improvement requirements.
Recommendation	There has been no change in the environmental quality of the site therefore it is appropriate to retain the development opportunity as set out in the WDLP

WDLP Ref.	E8 (2)	Location	Cochno Waterworks
Area	1.15 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Conversion of existing buildings to residential use or low density residential development		
Current Use	Vacant		



Description	Derelict two-story building, water tower and tanks, with vacant, overgrown site to the north. Three residential properties adjoin the site.
Planning Status	Outline Planning Permission for residential care home on northern part of site.
Development Status	Not Started
SEA Issues	None
Development Issues	Cost of removing (or converting) disused infrastructure and buildings relating to previous use as waterworks. Servicing and road improvement requirements.
Recommendation	There has been no change in the environmental quality of the site therefore it is appropriate to retain the development opportunity as set out in the WDLP

WDLP Ref.	E8 (3)	Location	The Boulevard
Area	2.13 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Gateway feature, transport and parkland		
Current Use	Park & Ride		



Description	Car park and maintained grass land.
Planning Status	Planning permission for park & ride car park.
Development Status	Developed (whole site)
SEA Issues	N/A
Development Issues	N/A
Recommendation	The site has been developed and thus is no longer an opportunity.

WDLP Ref.	E8 (4)	Location	Former Dalmonach Works
Area	3.84 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Local park and woodland		
Current Use	Vacant		



Description	Vacant site with some earthworks related to new residential development. Mature trees along River Leven
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Unknown
Recommendation	Designate as Open Space.

Schedule BE 4 – Listed Building Opportunities

WDLP Ref.	BE4 (1)	Location	Levenford House
Area		Town	DUMBARTON
WDLP Proposed Use(s)	Listed Building Opportunity - commercial (non-retail)/business/institutional/residential		
Current Use	Residential		



Description	Mansion house sitting in wooded grounds within the Kirktonhill Conservation Area. Grounds include Stables and Lodge also 'At Risk'.
Planning Status	Full PP for conversion to a private residence
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed buildings: Levenford House (Cat. A); Levenford House - Lodge and Former Stables & Garden walls and gateway (both Cat. B) Conservation Area (Kirktonhill))
Development Issues	None known
Recommendation	Property has permission for residential use. It is considered to be at low risk and of moderate condition. Should not continue to be identified as a listed building opportunity along with related stables and lodge -

WDLP Ref.	BE4 (3)	Location	Titan Cantilever Crane
Area		Town	CLYDEBANK
WDLP Proposed Use(s)	Listed Building Opportunity - leisure/tourism		
Current Use	Visitor Centre & Viewing Platform		



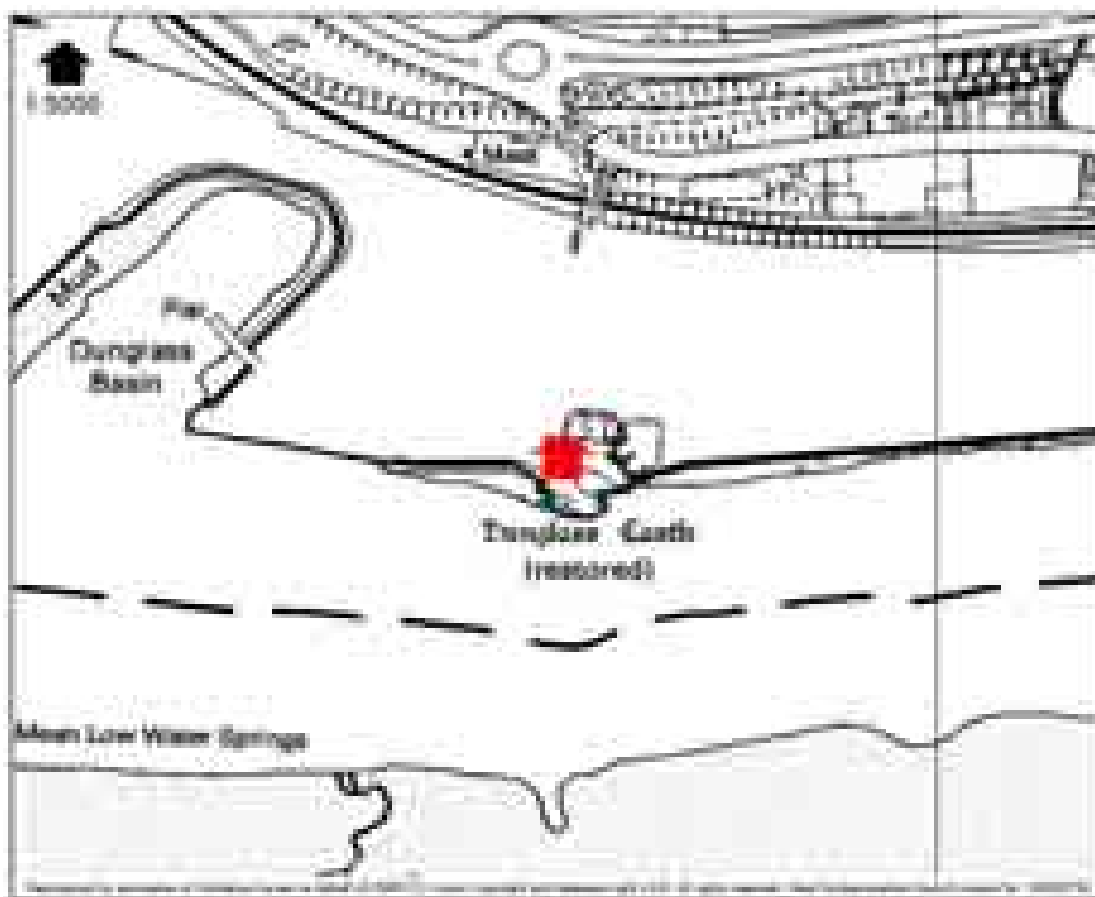
Description	Crane has been refurbished to create a viewing platform.
Planning Status	Full PP
Development Status	Developed (whole site)
SEA Issues	N/A
Development Issues	N/A
Recommendation	Proposal has been implemented thus no longer a development/listed building opportunity.

WDLP Ref.	BE4 (4)	Location	Cochno House and Stables
Area		Town	CLYDEBANK
WDLP Proposed Use(s)	Listed Building Opportunity - institutional		
Current Use	Vacant		



Description	Mansion house and stables forming part of University of Glasgow's Veterinary and Life Sciences College. The house has been refurbished and thus is no longer considered to be 'at risk' however it remains vacant.
Planning Status	None
Development Status	Not started
SEA Issues	Cultural Heritage (Listed buildings: Cochno House & Cochno Stables (both Cat. B))
Development Issues	Site is within the green belt.
Recommendation	No longer on Buildings at Risk Register – remove as Listed Building Opportunity.

WDLP Ref.	BE4 (5)	Location	Dunglass Castle
Area		Town	BOWLING
WDLP Proposed Use(s)	Listed Building Opportunity - commercial/retail/business/leisure/institutional/residential		
Current Use	Vacant		



Description	Dating back to 1380, partly dismantled for the restoration of the Bowling quay in 18th century stands as a fragmentary castle situated on a rocky cliff by the River Clyde. Castle is fenced off but has been made wind and water tight.
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (Inner Clyde SPA); Contamination; Flood risk; Cultural Heritage (Listed Building: Dunglass Castle and Memorial (Cat. B); Archaeological trigger map zone)
Development Issues	Access; H&SE Notification Zone (oil terminal - inner zone)
Recommendation	Site remains on the Buildings at Risk Register, classified as high risk and in poor condition. Important part of Esso Bowling Key Regeneration Site which should be recognised in the LDP.

WDLP Ref.	BE4 (6)	Location	Notre Dame Covent/Church
Area		Town	DUMBARTON
WDLP Proposed Use(s)	Listed Building Opportunity - residential/institutional		
Current Use	Vacant		



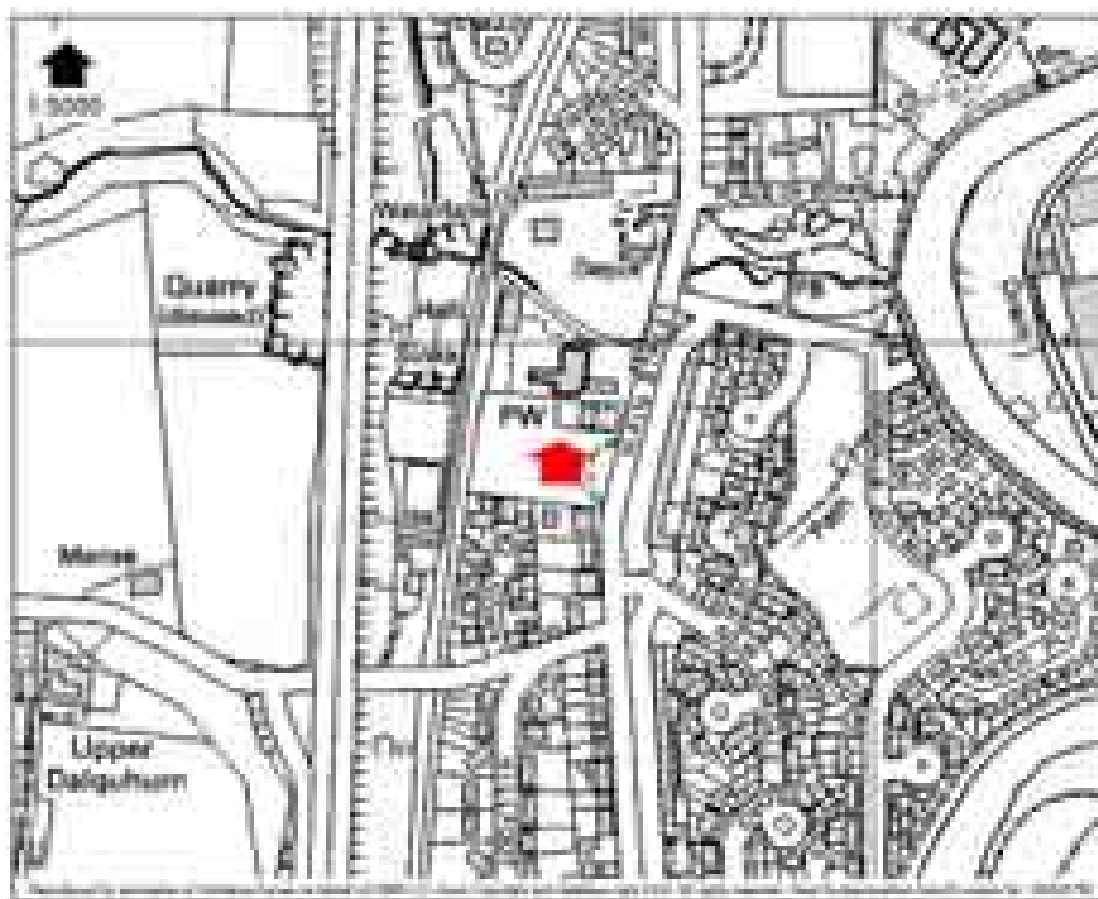
Description	Convent chapel has been demolished and site cleared for residential development.
Planning Status	Full PP for conversion to residential
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed building: Notre Dame (Cat. B))
Development Issues	Complex site with issues relating to access and conversion of Listed Building.
Recommendation	Planning permission for conversion - retain as Private Housing Opportunity.

WDLP Ref.	BE4 (7)	Location	Dalmoak House Stables
Area		Town	DUMBARTON
WDLP Proposed Use(s)	Listed Building Opportunity - residential/institution		
Current Use	Residential		



Description	Stables have been converted into 4 residential dwellings.
Planning Status	Full PP
Development Status	Developed (whole site)
SEA Issues	N/A
Development Issues	N/A
Recommendation	No longer on Buildings at Risk Register following implementation of permission.

WDLP Ref.	BE4 (8)	Location	Millburn Free Church
Area		Town	RENTON
WDLP Proposed Use(s)	Listed Building Opportunity - public services/residential		
Current Use	Ruinous		



Description	Church is in a ruinous state. The graveyard is in very poor condition. Many stones have fallen over or broken into multiple parts. Overgrown.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed buildings: Millburn Church (Cat. A))
Development Issues	Non known other than condition of building. Limited development potential
Recommendation	Retain as a listed building opportunity.

WDLP Ref.	BE4 (9)	Location	Dalreoch Primary School
Area		Town	DUMBARTON
WDLP Proposed Use(s)	Listed Building Opportunity - business/public services/residential		
Current Use	School		



4

Description	Occupied school on edge of Castlehill built up area, adjacent to Green Belt and residential areas.
Planning Status	None
Development Status	Not Started
SEA Issues	Cultural Heritage (Listed building: Dalreoch Primary School (Cat. B))
Development Issues	Non known
Recommendation	Building remains in use as a school - not a development opportunity.

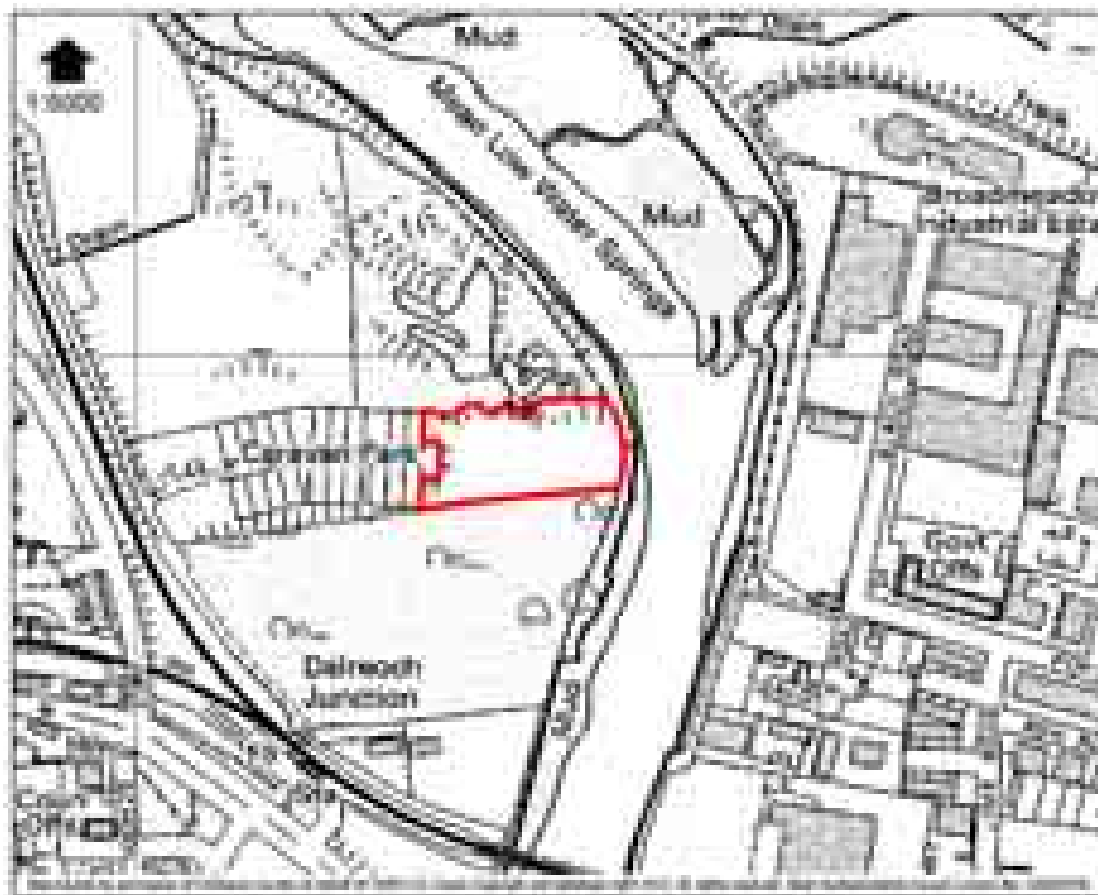
Schedule PS 3 – Public Service Opportunity Sites

WDLP Ref.	PS3 (1)	Location	Site North of Dalmoak Farm
Area	0.86 ha	Town	RENTON
WDLP Proposed Use(s)	Public Sector Opportunity Site - Gypsy Traveller site		
Current Use	Countryside		



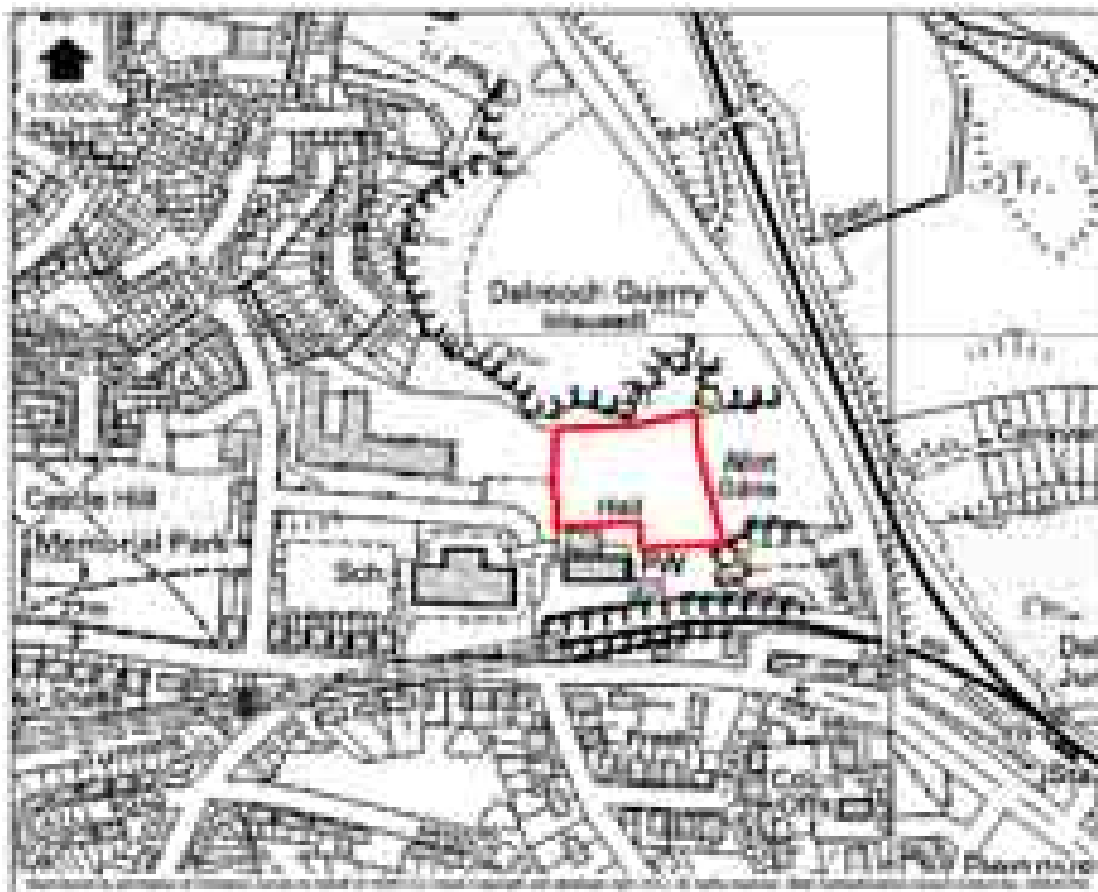
Description	Tree and shrub covered countryside. Level changes within. Similar land lies to the north and west with the A82 beyond. Dalmoak Pumping Station lies to the south. An agricultural field lies beyond the railway line to the immediate west.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	The site has level changes within which would make development for the suggested use difficult. Access to the site is through a utilities depot which is still in operation.
Recommendation	Retain as Public Sector Opportunity Site - Gypsy Traveller site

WDLP Ref.	PS3 (2)	Location	Dennystoun Forge Caravan Park
Area	0.82 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Public Sector Opportunity Site - Extension to Gypsy traveller's site		
Current Use	Scrub/wooded area		



Description	Area of scrub and trees. To west is existing traveller's site. River Leven sits to east. Similar wooded/scrub land to north. Development site sits to south.
Planning Status	None
Development Status	Not Started
SEA Issues	Biodiversity (River Leven LNCS)
Development Issues	There is some level changes within site and between it and adjacent traveller's site. Access would need to come through existing traveller's site.
Recommendation	Retain as development opportunity for gypsy traveller's site.

WDLP Ref.	PS3 (3)	Location	Leven Valley Enterprise Centre
Area	0.81 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Public Sector Opportunity Site - Extension to Entrerprise Centre and/or College		
Current Use	Open space		



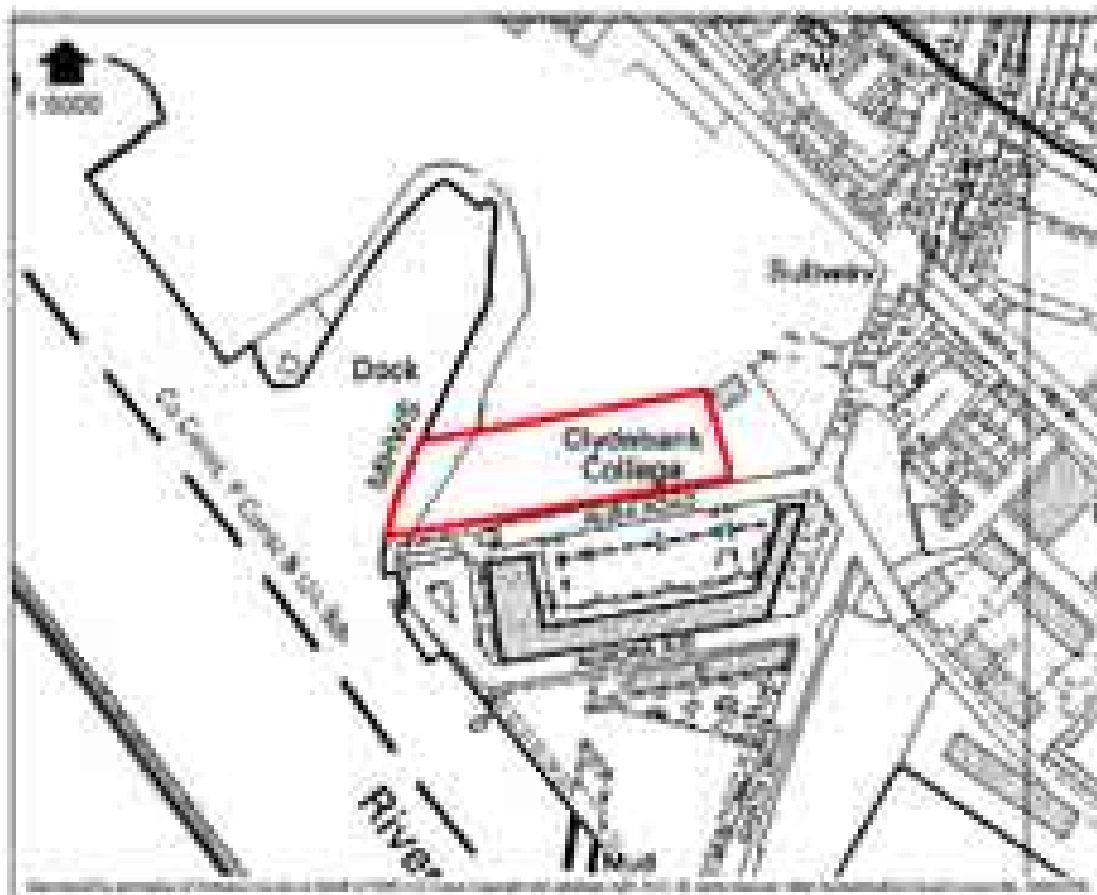
Description	Gorse covered open space to west, grass covered to east. Some evidence of site being previously developed, hardstandings etc. Existing Leven Valley Enterprise Centre (former school) sits to west, church buildings to south, unused allotments to east and disused quarry to north.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Access to site would be best achieved through exsting Enterprise Centre. Ongoing consolidation of public service premises would suggest extension is unlikely to be pursued.
Recommendation	Retain as Public Service Opportunity.

WDLP Ref.	PS3 (4)	Location	Garshake Road
Area	2.16 ha	Town	DUMBARTON
WDLP Proposed Use(s)	Public Sector Opportunity Site - Cemetery		
Current Use	Countryside/agriculture		



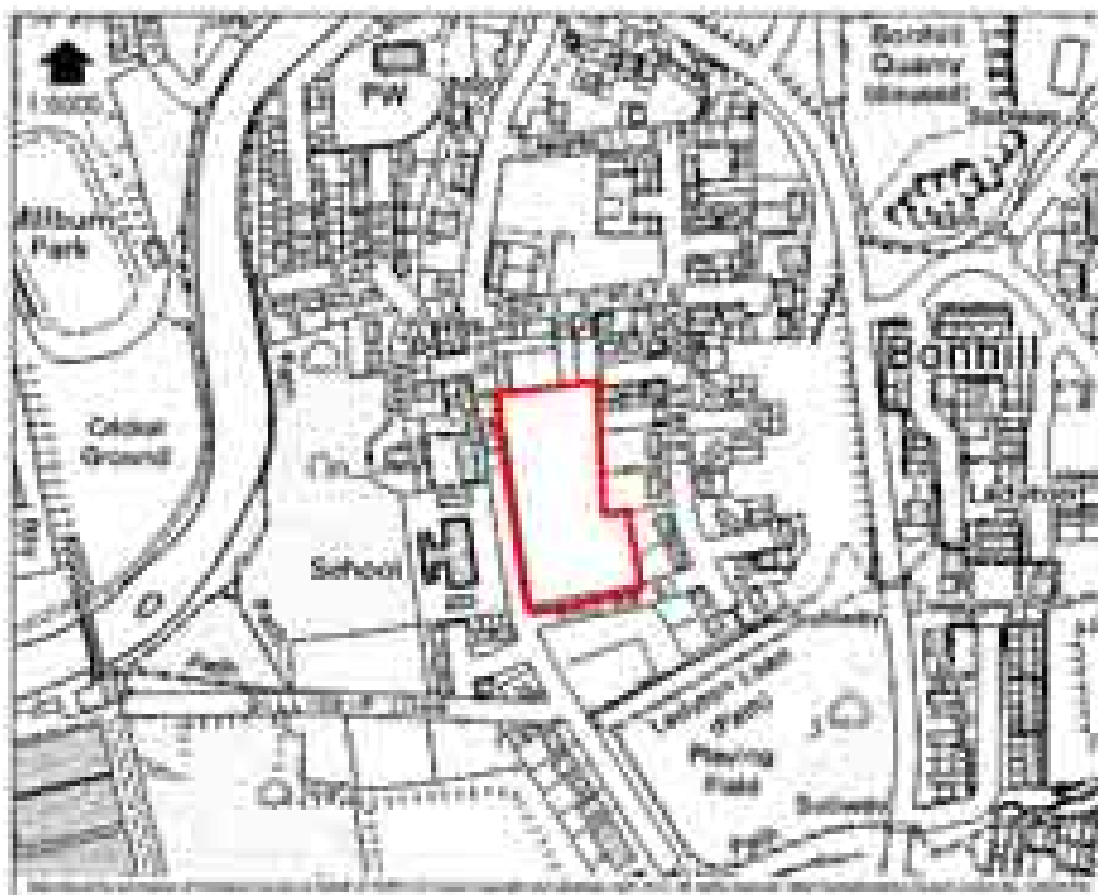
Description	Grass field with rushes. Slopes down north to south. Residential uses to south and east. Woodland to west. Agricultural land and former waterworks to north.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Sloping site
Recommendation	Retain as Public Service Opportunity

WDLP Ref.	PS3 (5)	Location	Queens Quay
Area	1.36 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Public Sector Opportunity Site - Leisure Centre		
Current Use	Vacant		



Description	Part of larger vacant former industrial site. Clydebank College to south, dock/River Clyde to west, vacant land to north and west.
Planning Status	Full PP
Development Status	Not Started
SEA Issues	Biodiversity (Inner Clyde SPA),
Development Issues	Alternative site has been identified for new leisure centre between Aurora Drive and Ailsa Drive on Queens Quay.
Recommendation	Identify as part of Queens Quay Key Regeneration Site.

WDLP Ref.	PS3 (6)	Location	Main Street
Area	1.09 ha	Town	BONHILL
WDLP Proposed Use(s)	Public Service opportunity Site - Primary School		
Current Use	New school and playing fields		



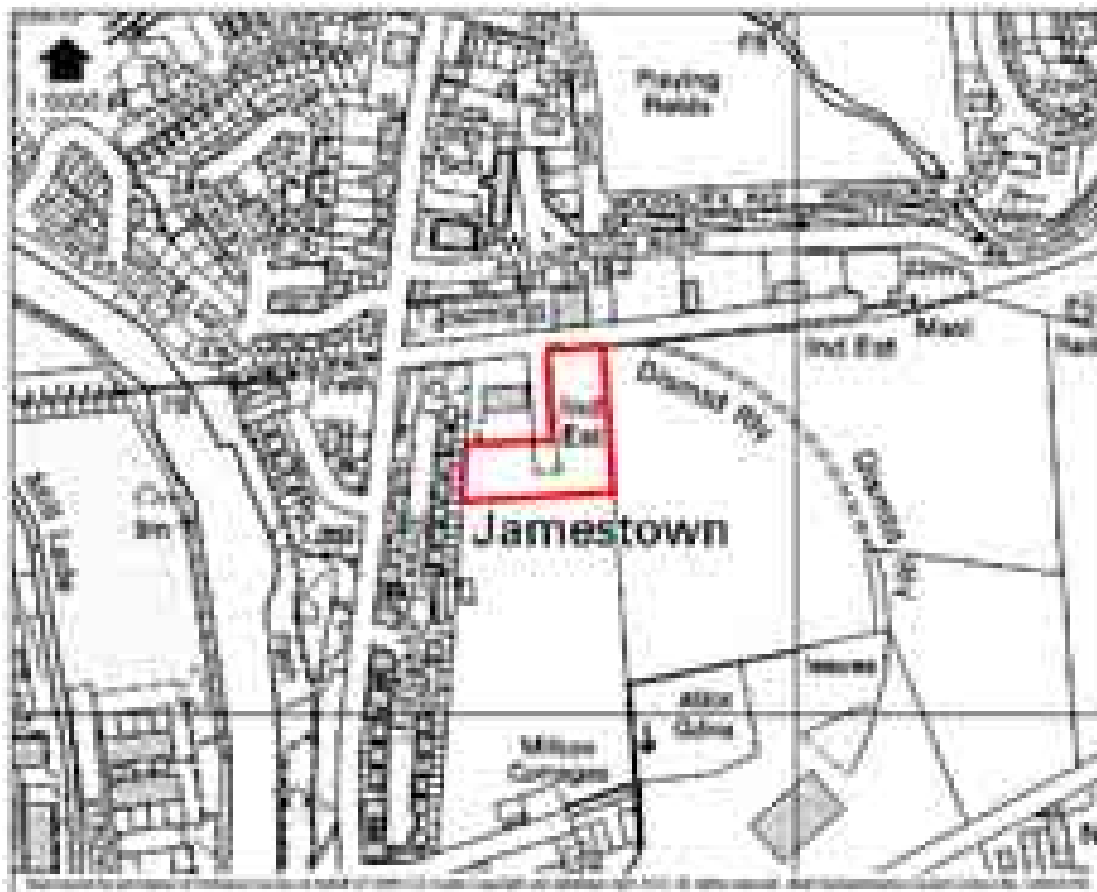
Description	New school and playing fields
Planning Status	Full PP
Development Status	Developed (whole site)
SEA Issues	N/A
Development Issues	N/A
Recommendation	Developed - remove as opportunity

WDLP Ref.	PS3 (7)	Location	Auchentoshan Estate
Area	2.70 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Public Sector Opportunity Site - Adult Learning Centre		
Current Use	Parkland		



Description	Gently undulating grassy parkland. Mature tree cover around edges, with some mature trees in more central part of site. Golf course to south, educational uses to north and east, residential to west.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Facility is no longer being pursued at this location.
Recommendation	Remove development opportunity and zone as Green Belt only.

WDLP Ref.	PS3 (8)	Location	Levenbank Road
Area	0.53 ha	Town	JAMESTOWN
WDLP Proposed Use(s)	Public Sector Opportunity Site - Community facility		
Current Use			



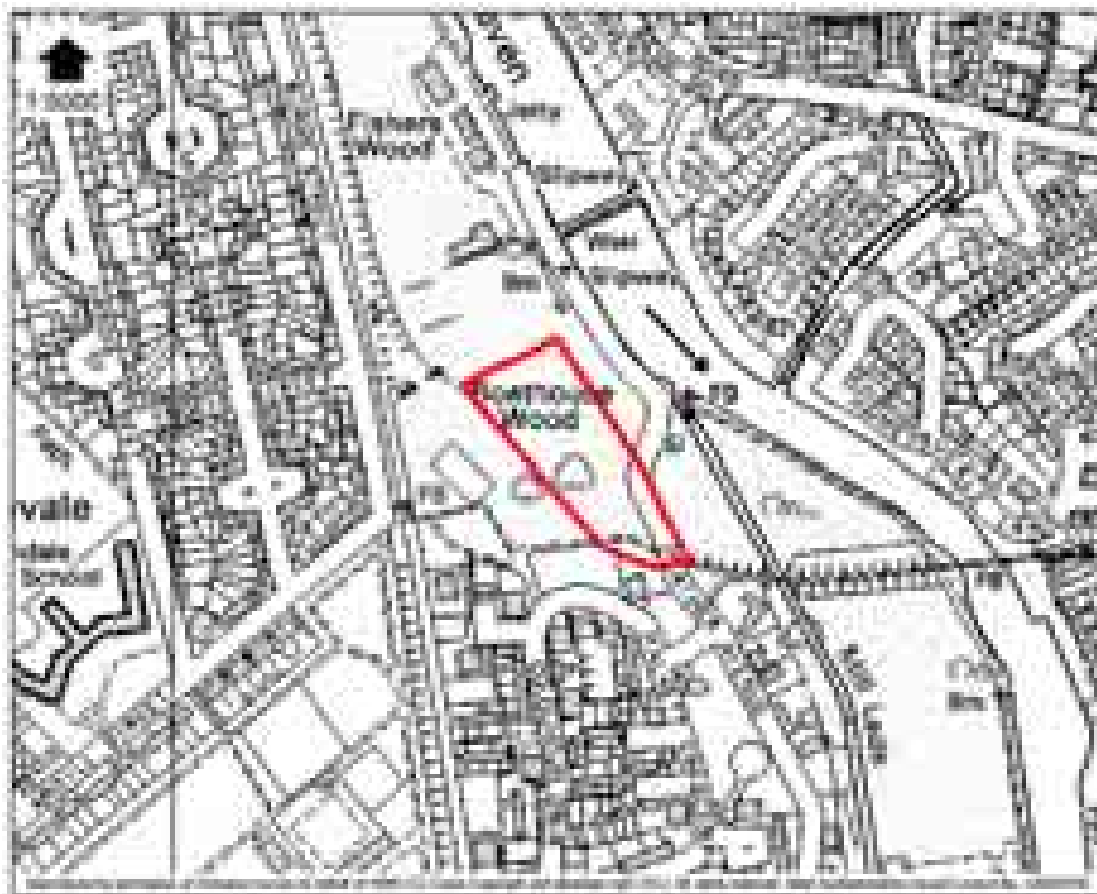
Description	Part of larger, flat, unmaintained grassy area, with some evidence of fly-tipping. Similar land to south, industrial to north and north west. Residential to south west. Countryside to east, but zoned for industrial and residential development.
Planning Status	None
Development Status	Not Started
SEA Issues	None
Development Issues	Not an ideal formal open space/play area in isolation and funding to develop for only this use unlikely. Facilities should be provided as part of wider development of area, but in those circumstances this site may not be the best location.
Recommendation	Specific zoning for community facility should be removed, with such a facility made a requirement of the wider residential development.

WDLP Ref.	PS3 (10)	Location	Boulevard Site, North of A82
Area	0.90 ha	Town	CLYDEBANK
WDLP Proposed Use(s)	Public Sector Opportunity Site - Special Needs Care Centre		
Current Use	Vacant/undeveloped.		



Description	Mostly wooded/scrubland site next to the A82 and golf driving range.
Planning Status	Full PP for special needs daycare centre
Development Status	Not started
SEA Issues	None
Development Issues	None known
Recommendation	Retain as Public Service Opportunity

WDLP Ref.	PS3 (11)	Location	Lesser Boll of Meal Park
Area	1.02 ha	Town	ALEXANDRIA
WDLP Proposed Use(s)	Public Sector Opportunity Site - Nursing Home		
Current Use	Open space		



Description	Part of larger wooded open space with mature and semi-mature trees. Surrounded on most sides with open space with residential beyond to the south.
Planning Status	Full PP
Development Status	Not Started
SEA Issues	Biodiversity (Fishers Wood & Boathouse Wood LNCS), Flood risk
Development Issues	The site would appear to be difficult to access, but planning permission has been granted for a scheme which must provide an acceptable access solution.
Recommendation	Remove development opportunity. The site is greenfield and a LNCS. Brownfield opportunities exist for this type of development, and it is considered these offer more appropriate opportunities.

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OTHER FORMATS

This document can be made available on request in alternative formats such as large print, Braille, audio tape or computer disc as well as in five community languages.

For further information on this document, please contact the Planning and Building Standards Department on 01389 737000. If you are unable to contact the department, please email ldp@west-dunbarton.gov.uk or write to the Planning and Building Standards Department, Council Offices, Rosebery Place, Clydebank, G81 1TG.

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