

Strategic Development Site, Bowling, West Dunbartonshire



The Strategic Development Site will benefit the entire city region by creating a thriving place to work, invest and enjoy. It has the potential to offer a range of development and employment opportunities as well as more public open space and connections to the outstanding natural environment.





The site is supported by National Planning Policy (NPF4), regional and local development plans.

Planning Permission in Principle has been secured for development of:

- up to 44,450m² of commercial/industrial floorspace;
- a spine road linking to upgraded junctions on the A82 and A814 via two new railway crossings;
- associated landscaping and public realm works including the formation of platforms for development across the site.

Site Location



A82

TO LOCH LOMOND

DUMBARTON

DUMBARTON
CENTRALDUMBARTON
EAST STATION

PORT GLASGOW

RIVER CLYDE

DUMBARTON
CASTLESTRATEGIC
DEVELOPMENT SITEBOWLING
STATION

M8

BISHOPTON

MAP EXTENT





Place

The development will protect and enhance the quality of place as well as improve biodiversity. The airport and city are easily accessible by road and rail making it a well connected and desirable location for businesses.



Well Connected

Scotland has a well maintained and connected road network that keeps towns, cities and airports connected. Four motorways link the Glasgow region and beyond. The site is situated close to the M8 which connects with the wider motorway network.

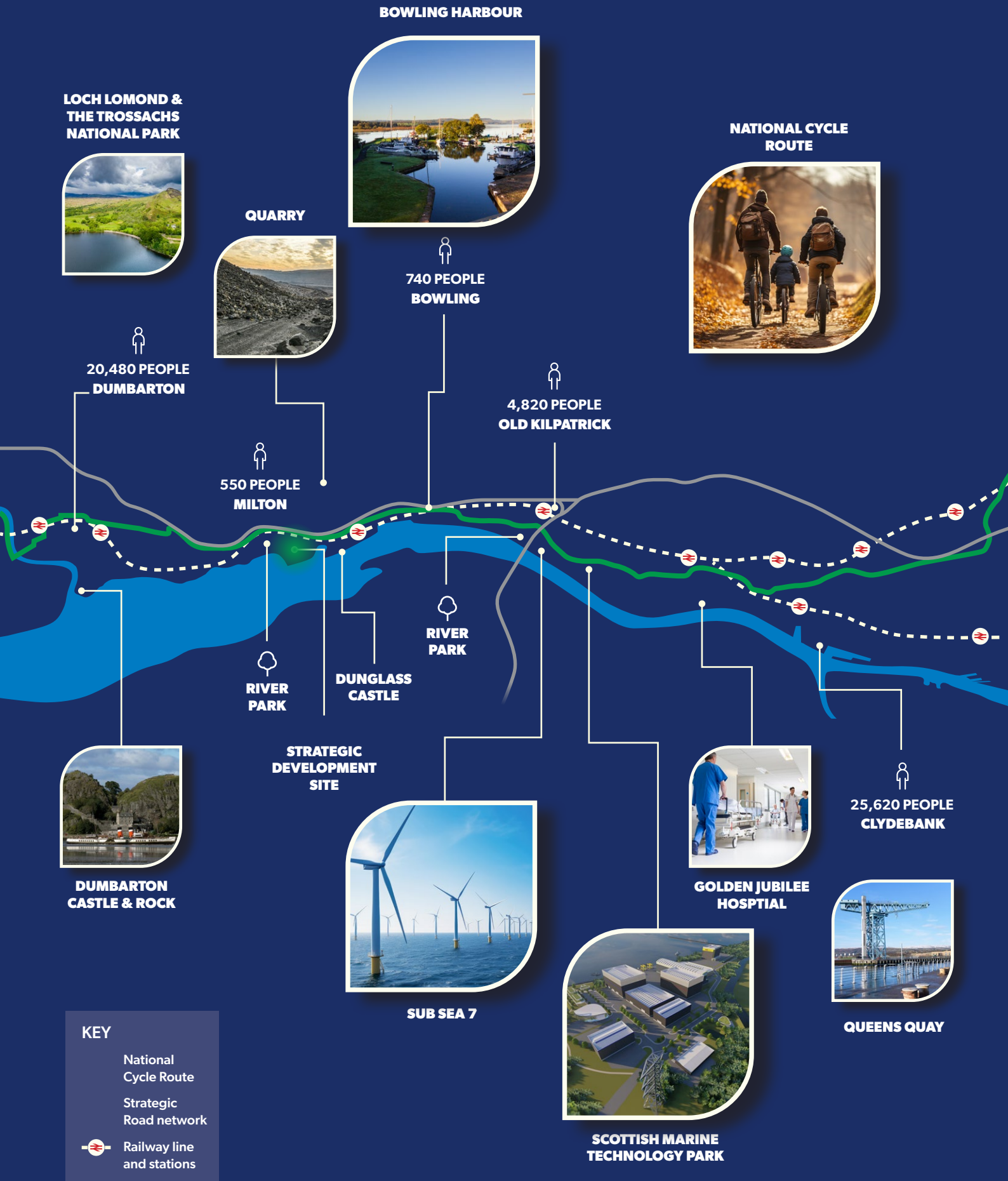
Glasgow Central and Queen Street Station are the two main stations that serve the city. Outside of London, Glasgow has the largest suburban rail network. The site sits along this network and is in close proximity to 3 train stations. Glasgow is also well connected to outlying residential areas through its subway and low level train system.

Glasgow Airport is a short 12 minute drive away from the site. There is also a shuttle bus from the city centre. The domestic and international hub has over 400 flights a week to London which can be reached in just an hour. Significant investment has resulted in increased passenger numbers and improved facilities. Most destinations in Europe can be reached within a 2 hour flight. The airport also serves long haul flights to the USA, Canada and Middle and Far East.



Travel time to key locations







Landscape

Landscape will be designed taking account of topography and sensitivities in order to create a bespoke and considered landscape that enhances both visual and ecological connectivity via planting in Green Corridor areas. It will provide new recreational opportunities for site users and visiting members of the public. Landscaping along the infrastructure corridor will positively contribute to the site's aesthetic whilst also protecting its sensitive ecological characteristics.

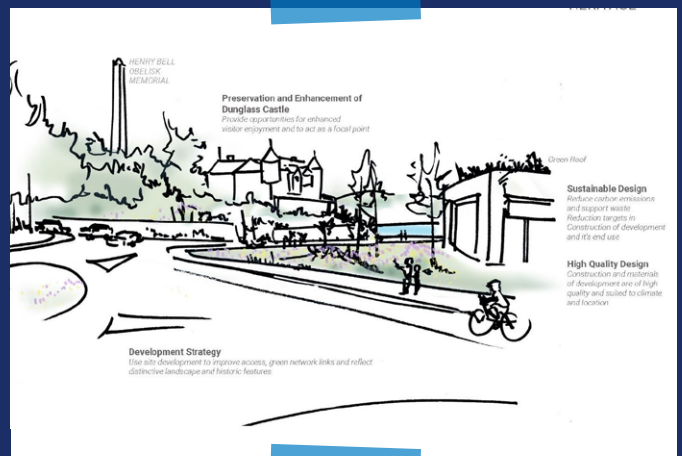
Detailed landscape design across particular areas will be carefully considered with distinctions drawn between the design solutions for areas of high and low levels of activity. Native planting will be carefully selected and placed to enhance the existing planting whilst also linking key areas with common planting such as the waterfront path.

Placemaking

The site is comprised of seven interconnecting zones each with their own character, however the central theme will be that of a prime riverfront location with a distinctive identity that can showcase the site's special natural assets and provide unique views for regular users and visitors alike. This must be aligned with the protection of the special ecological interests, resulting in a focus on observation and views rather than waterfront activity. Activity levels may increase with distance from the waterfront.

Heritage

The orientation of the waterfront path will direct visitors eastwards along the north shore of the River Clyde and pass adjacent to Dunglass Castle and the Henry Bell Obelisk. The updated masterplan shows a road and path network that avoids direct impact on the heritage assets whilst allowing visitors the opportunity to view the castle up close for the first time in decades. Detailed proposals for refurbishment and restoration of Dunglass House and Castle will come forward separately.



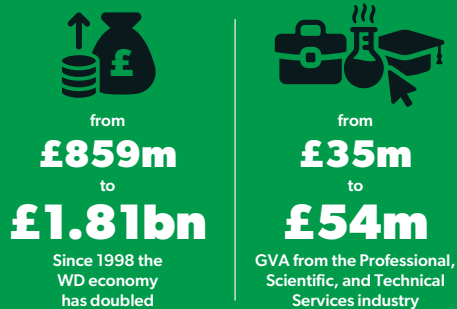
People

The development will support the health, well-being, sustainability, and quality of life of the current and future population. It will contribute to sustainable economic growth that helps to reduce poverty and inequality across Scotland.

Demographics within a 45 minute drive from the site



Local WDC Economy



Employability Support

The Council's Employability Service provides a single gateway to 'Employability', 'Community Learning and Development' and 'Debt and Benefit Advice Services'. While Community Learning, and Debt and Benefit Advice Services can address the barriers to opportunity, Employability services are designed to achieve the best match between an individual's

abilities, skills and attitudes and employers' workforce requirements within the local labour market. Employers looking for support for staff recruitment and grants; access to apprenticeships; and assistance with upskilling existing staff should, in the first instance, use the contact details in the brochure.

Business

The site is in a prime location and has the potential to accommodate hundreds of jobs. This makes it an ideal location for businesses that want to access a large market.



CLASS 6 STORAGE
AND DISTRIBUTION
SPACE: 25,000M²



CLASS 5
INDUSTRIAL SPACE:
9,900M²



CLASS 4 BUSINESS
SPACE: 7,860M²



CLASS 2 OFFICE
SPACE: 1,752M²



Business Support Team

Our team of qualified business advisers are on hand to ensure it couldn't be easier to choose West Dunbartonshire as your business location. Companies looking to relocate to West Dunbartonshire can take advantage of the services and products available which includes:

- A responsive 'single door' approach
- Access to business growth grant funding
- Simplified and positive approach to planning policies and procedures
- Access to superfast broadband to keep your business connected
- Assistance with recruitment of local staff

If you require further information on our business support services please contact us.

Indicative Masterplan





The site has planning permission granted for industrial/business opportunities in the proposed Local Development Plan 2 (LDP) and offers strategic advantages through its deep-water frontage, providing the opportunity for supporting supply chain businesses in the marine construction industry that is present within West Dunbartonshire.

The area also has the potential for further commercial development in its local economy. The area has several strengths that make it attractive to businesses, including a skilled workforce, a good transport network, a strong track record of innovation, and a commitment to sustainability.

Enabling infrastructure is being funded through the Glasgow City Region City Deal as follows:

1.95KM

spine road with associated drainage and lighting infrastructure

1.32KM

of enhanced existing public road (A814)

475M

enhancement of the National Cycle Network Route 7 in the vicinity of the site together with site wide cycle / walking access

➔ a new access junction on the A82 at Dumbuck

➔ a remodelled junction on the A82 at Dunglass roundabout

➔ a new western access underbridge of the Glasgow – Dumbarton Railway

➔ a remodelled railway overbridge at the eastern access to the site

The project works will result in:

19.10 HECTARES

of vacant and derelict land remediated and brought back into commercial use suitable for future construction of 34,900m² Gross External Area of new distribution / manufacturing floorspace and 9,612m² Gross External Area of new office space

20,000 M²

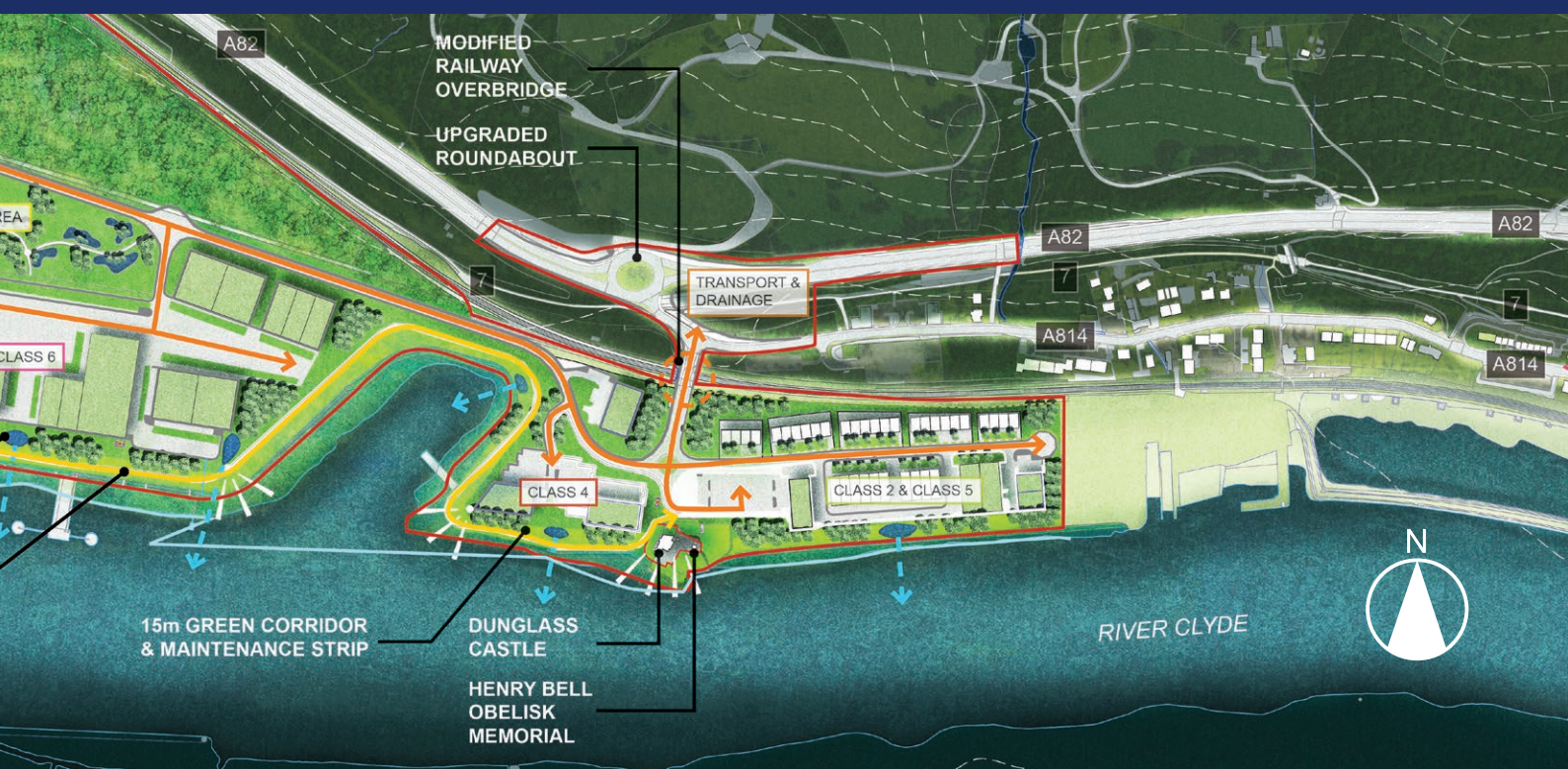
of new public realm

27.13 HECTARES

of enhanced or protected greenspace

24.77 HECTARES

of land protected from flooding





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