Regeneration of Govan Graving Docks, Glasgow

New City Vision Ltd

Environmental Statement: Non-Technical Summary
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Report to: New City Vision Ltd

Report Title: Regeneration of Govan Graving Docks, Glasgow  
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Revision: FINAL

Issue Date: September 2017

Report Ref: 8200

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Introduction

This document is the Non-Technical Summary (NTS) of the Environmental Statement (ES) which has been prepared by Ecus Ltd on behalf of New City Vision Ltd to accompany a Permission in Principle Planning Application for the proposed re-development of Govan Graving Docks, Glasgow, Scotland for residential and mixed use commercial uses. The location of the site and the site boundary is shown in Figure 1 below.

This document is a summary of the ES that have been submitted as part of the Permission in Principle Planning Application under the Town and Country Planning (Environmental Impact Assessment) Scotland Regulations 2011 as Amended. The proposed re-development of Graving Docks was screened under the 2011 Environmental Impact Assessment (EIA) Regulations before the 2014 changes to the EIA Directive was implemented in the UK on 16th May 2017. The document summarises the physical characteristics of the proposed development; its land use requirements; outlines the main alternatives considered; and provides a description of the effects on the environment which are likely to arise from the proposed development. The predicted environmental effects in combination with other developments in the area, which were identified by Glasgow City Council, are also considered.

Figure 1: Site Location (red line shows the indicative planning application area) (not to scale) [© Crown copyright, All rights reserved. 2017 Licence number 0100031673]
**Environmental Impact Assessment**

The Environmental Statement presents the findings of the Environmental Impact Assessment, a process that identifies the likely significant environmental effects arising from the proposed development, and how these effects can be managed and mitigated to an acceptable level.

To understand the potential impacts of the proposed development on the environment, the baseline conditions (i.e. the site and surrounding area without the proposed development) are first understood.

**Description of the Site**

The planning application area (the “site”) is approximately 6.8 hectares and is located at the former Govan Graving Docks, a brownfield site, on the banks of the River Clyde in Glasgow. The site is currently derelict, dominated by hardstanding with scattered vegetation becoming established across the site.

The historic infrastructure associated with the former dock yard (e.g. the three historic dry docks, the associated quays, capstans and bollards, pump houses and all other ancillary buildings, retaining and boundary walls, ramped accesses and stairs etc.) is designated as a Category A Listed Structure for its heritage and conservation value.

The neighbouring uses are largely commercial with premises along Govan Road, Clydebrae Street, with residential properties on Napier Street, Napier Drive and Napier Place. The River Clyde flows along the northern boundary of the site.
Environmental Constraints

To identify environmental constraints to be considered in the scheme design an initial constraints exercise was undertaken (see Figure 2 below).

As stated above the site is a Category A Listed Structure and the conservation and interpretation of this asset was key to the scheme.

The site is not within an Air Quality Management Area (AQMA) declared by Glasgow County Council for exceedances of the annual mean nitrogen dioxide objective. A number of noise sensitive receptors (e.g. houses) are located near the proposed development.

The site lies immediately adjacent to the tidal River Clyde, which is part of the Inner Clyde Estuary. The Scottish Environment Protection Agency (SEPA) flood map indicates that areas adjacent and within the site are considered to be at "medium to high" risk of flooding from coastal source. The SEPA flood maps also indicate that the site is in a Potentially Vulnerable Area identified as having a high percentage of surface water flood events relative to other sources.

Further details of identified environmental constraints are provided in the ES.
Description of the Development

The proposed development is mixed use including residential use (approximately 700-750 homes) and a combination of museum/heritage centre (class 10), restaurant (class 3), retail (class 1), office (classes 2 & 4) and hotel (class 7) uses with associated public realm improvements and engineering works including access, flood prevention, engineering, landscaping and other works. Figure 3 provides the proposed Masterplan.

A feasibility study will be undertaken at the detailed design stage to determine the most appropriate energy system for the site and could include re-use of the existing pump house for a Water Source Heat Pump system or a gas fired Combined Heat and Power unit.

Vehicular access to the proposed development would be via the existing Govan Road/Stag Street signal controlled junction.

Figure 3: Proposed Masterplan (please refer to the Proposed Masterplan submitted with the Planning Application for a full size version, not to Scale) (not to scale) [© Crown copyright, All rights reserved, 2017 Licence number 0100031673]
The Need for the Development

Glasgow City Council’s City Development Plan indicates that the Council aim to deliver the land required for 27,236 houses (inclusive of 10 % generosity allowance) between 2015 and 2020, and 15,651 houses (inclusive of 10 % generosity allowance) between 2020 and 2025.

The proposed development will therefore contribute to meeting this target providing an additional 700-750 dwellings to Glasgow’s housing stock.

Without the proposed development, the Council would have increased pressure to deliver housing in areas with potentially greater impacts on the environment and local community.

Planning Policy Context

The proposed development has been considered within the local and national planning policy context:

- **National planning policy**: National Planning Framework and Scottish Planning Policy.
- **Regional planning policy**: Glasgow and Clyde Valley Strategic Development Plan.
- **Local planning policy**: Glasgow City Development Plan.

The site of the proposed development is included within the City Development Plan as a site for residential development. It is identified in the City Council’s 2012 Housing Land Supply and the City Development Plan for approximately 800 homes (700 for sale and 100 affordable), to be delivered towards the end of the City Development Plan period. The site was also identified in the previously Local Development Plan, City Plan 2, for residential development.

The site is part of the established Housing Land Supply for the city, for the development of 800 homes including 100 affordable. The development proposes a slightly lower number of homes (700-750 including at least 100 affordable) to secure the right balance between development, heritage conservation and placemaking objectives.

The proposed development support Glasgow and Clyde Valley Strategic Development Plan’s spatial strategy by promoting acceptable forms of development within the Clyde Waterfront.

The Scottish Planning Policy was published by the Scottish Government in 2014. It sets out national planning policies which reflect Scottish Ministers’ priorities for operation of the planning system and for the development and use of land. Scottish Planning Policy is non-statutory, but as a statement of Ministers' priorities its content is a material consideration that carries significant weight. The SPP has been considered through the development of the proposals.

The National Planning Policy Framework (NPPF) was published by the Government in 2012 and is the principle planning document for the consideration of the proposed development in a national context. The NPPF identifies 12 Core Planning Principles that have been considered throughout the design process for the proposed development.

A number of further environmental policies have informed the design of the proposed development details of which are in the ES.

The proposed development is considered to comply with the NPPF as well as relevant Development Plan policies.
Consideration of Alternatives

Do Nothing

The ‘do nothing’ approach would mean that the site would remain derelict and unoccupied. Glasgow City Council’s City Development Plan indicates that the Council aim to deliver the land required for 27,236 houses (inclusive of 10% generosity allowance) between 2015 and 2020, and 15,651 houses (inclusive of 10% generosity allowance) between 2020 and 2025.

Therefore, the ‘do nothing’ approach would not contribute towards the provision of housing in Glasgow City, and the need for housing both locally and nationally. Without the proposed development, the Council would have increased pressure to deliver housing in areas with potentially greater impacts on the environment and local community.

Alternative Development Sites and Uses

The site is allocated for residential development in the Glasgow City Development Plan. As this site has been allocated for housing development, alternative sites have not been considered for the proposed development.

Preferred Option – Design Evolution

The layout of the site has been progressed continuously to take into consideration environmental and technical constraints, as well as feedback from the public consultation. Key changes include the layout and massing of proposed buildings around the basin, especially between the basin and Napier Drive. The layout and function of public space and access to the water has also been refined.

Historic Environment

The assessment of the historic environment was informed by desk-based information, including records of known historic sites or finds within the vicinity of the site from the Historic Environment Record (HER) and National Heritage List for Scotland (NHLS), other publically accessible sources of primary and synthesised information.

The site is designated for its archaeological/historic value and is a Category A Listed Structure. The Docks were developed in 1860 onwards as commercial and shipping activities expanded exponentially with the rise of the Empire. The land is effectively reclaimed and consolidated from sedimentary river banks.

The aim of the masterplan is to incorporate and celebrate the site’s history and minimise any detrimental physical effects during construction through the use of localised piled construction techniques to create stable ground. A qualified archaeologist will be retained to advise on the final design and construction methods such as a watching brief to be agreed with the Council prior to works commencing.

The assessment has identified Govan Conservation Area to the west of the site, aligned with Clydebrae Street is Water. The area contains significant Listed Buildings and an improving environment and public realm, however, its impact does not directly contribute to any specific character to the site. The detailed design will continue to minimise impacts to heritage assets outwith the site.
Traffic and Transportation

The Traffic and Transportation assessment considers the potential impacts of the proposed development during both construction and post-completion phases. The assessment methodology complies with guidance given in the document “Guidelines for the Environmental Assessment of Road Traffic”, published by the Institute of Environmental Management and Assessment (IEMA). An assessment has been carried out considering the significance of development traffic on the surrounding environment.

The construction phase would see a limited increase in overall traffic levels albeit a large proportion of new trips would be Heavy Good Vehicle’s (HGV’s). However, the assessment indicates however that the level of increased HGV traffic would not be significant under the EIA Regulations.

Post-completion the proposed development would lead to a limited increase in overall traffic levels, with HGV’s being a small proportion of this increase. Mitigation in the form of improvements to the junction of Govan Road/Stag Street to accommodate additional traffic and minimise driver delay, will be implemented.

The traffic model considers other schemes proposed in the locality of the proposed development, which means cumulative effects was inherently considered within the assessment.

Therefore, no significant impacts under the EIA Regulations on Traffic and Transportation are anticipated to arise from the proposed development.

Noise and Vibration

An assessment to determine the potential noise and vibration effects resulting from the proposed development both during construction and post-completion was undertaken in accordance with a methodology agreed with Glasgow City Council’s Environmental Health Officer and relevant guidance:

- Scottish Government’s Technical Advice Note;
- BS 4142:2014; and
- WHO sleep disturbance criteria.

A survey of existing noise levels was carried out at four positions around the site over a period of three days in order to establish a baseline for the assessment of noise from the proposed development.

The potential noise from the proposed development at the sensitive receptors (including houses) was calculated using computer modelling software.

Based on the assessment, a number of design mitigation measures have been identified. Noise generated during the construction phase can be mitigated by the use of a Construction Environmental Management Plan (CEMP). No significant vibration effects resulting from the construction of the scheme or from the completed development are anticipated.

Assuming these mitigation measures are secured and implemented, no significant noise impacts are anticipated under the EIA Regulations.
Air Quality

The air quality impacts associated with the redevelopment of Govan Graving Docks have been assessed. The assessment has focused on the impacts of road traffic emissions on nearby sensitive receptors. Consideration has also been given to dust impacts during the construction phase.

The construction works will have the potential to create dust, with the site having been identified. During construction it will be necessary to apply a package of mitigation measures to minimise dust emission within the CEMP. The potential impacts from dust during construction will be assessed in more detail at the detailed planning stage, when more information on the phasing for site preparation will be available.

Existing levels of air pollution at sensitive receptors within the study area are predicted to comply with the European annual mean Limit Value for nitrogen dioxide (NO₂) and the Scottish annual mean Objectives for particulates (PM₁₀ and PM₂.₅). Levels of PM₂.₅ are predicted to exceed the Scottish annual mean Objective due to the estimated contribution from the background.

The predicted air quality impacts from the scheme on NO₂ and PM₁₀ are of slight adverse significance or less at all sensitive receptors in terms of the IAQM assessment framework. The predicted PM₂.₅ impacts are of negligible significance and not considered significant under the EIA Regulations.

Ground Conditions

The impact of the proposed development on the geology, soils and potential contaminated land issues at the site has been assessed.

A desk-based and intrusive investigation was conducted at the site to understand the ground conditions and identify the risk of potential contamination.

A number of activities have been identified which have the potential to affect the ground conditions of the site, primarily related to operations during the construction phase. To reduce the significance of these effects, specific mitigation and management measures are proposed such as industry standard pollution prevention measures and a Construction, an Environment Management Plan and where required capping contaminated soils with suitable inert material.

With these measures in place it is considered that the impact of the proposed development on the ground conditions, hydrogeology and geology of the site are not significant under the EIA Regulations.
**Water Environment**

Residential developments have the potential to affect flood risk; drainage (surface and foul water); water quality; and water supply.

The SEPA flood map indicates that areas adjacent and within the site are considered to be at “medium to high” risk of flooding from coastal sources. The SEPA flood maps also indicate that the site is in a Potentially Vulnerable Area identified as having a high percentage of surface water flood events relative to other sources.

Based upon the findings of the assessment it is considered that the proposed development is unlikely to lead to any significant adverse effects in relation to water resources. Where potential adverse effects may arise, these can be removed through the implementation of the proposed mitigation which can be secured at the detailed design stage.

Assuming that the proposed mitigation measures detailed in the ES are implemented, including standard pollution prevention measures during construction, a sustainable drainage system and a Construction and Environment Method Statement, the proposed development is not considered to impose any significant environmental impacts in the long term under the EIA regulations.

**Waste**

Waste will be generated by the proposed development during construction and post-construction. Site preparation during the construction phase will generate waste. All waste generated during the construction phase will require off-site disposal if it cannot be reused on Site or returned to the supplier.

Without any mitigation, construction waste will impact on landfill capacity and the removal of waste from the site could result in increased traffic movements in the area. Post-completion the proposed development will generate household waste. Waste generated by the residential properties and other buildings in the proposed development will have an impact on landfill space at a local level and will impact on the waste management infrastructure provided by Glasgow City Council.

Current policy at national and local level requires that waste is managed sustainably, with preference for resource efficiency over disposal to landfill. In accordance with policy requirements and best practice, the proposed development will incorporate waste mitigation measures that will maximise opportunities for resource efficiency and minimise waste to landfill.

Details will be provided at the reserved matters stage when construction details are known and secured through the Construction and Environment Management Plan, and Waste Management Plan agreed with Glasgow City Council.

Post-completion the effects of waste will be mitigated by Waste collections through Glasgow City Council or with licenced waste carriers. Details of adequate space for waste storage, will be incorporated into the detailed design at a later stage.

With the mitigation above, no significant adverse waste impacts under the EIA Regulations are anticipated to occur.
Consideration of Other Developments

As part of the EIA process, there is a requirement to consider the potential for other developments to have effects that act cumulatively with those of the proposed development at Govan Graving Docks.

Therefore, Glasgow City Council were consulted to identify any schemes or plans which they required considering in the assessment. The Pacific Quays development was identified.

The combined effects of the Govan Graving Docks and the Pacific Quays schemes are unlikely to have a significant adverse effect on any identified environmental receptor.

The combination of the schemes is likely to have a beneficial effect due to the creation of additional jobs during construction and influx of workers in the local area. Workers in the local area would benefit the local economy through the sourcing of materials from local suppliers, and expenditure by construction related staff in the local area on accommodation and other requirements.

Overall, it is concluded that the cumulative scheme would have an overall beneficial effect due to the local and city wide benefits which would be delivered.

Conclusion

This Non-Technical Summary provides a summary of the main issues identified within the Environmental Statement. The Environmental Statement should be referred to for detailed analysis of impacts and information on the proposed mitigation, supporting figures, data and consultation.

Chapters 6 to 12 of the Environmental Statement detail the predicted environmental impacts resulting from the proposed development alone, and in combination with Pacific Quays scheme identified by Glasgow City Council, and the proposed measures to mitigate those impacts.

Assuming mitigation strategies are implemented no significant adverse environmental effects are anticipated to occur from the proposed development in the long-term and some significant beneficial impacts are predicted e.g. creation of jobs.

Some mitigation strategies are embedded within the design of the proposed development and some will be controlled via the use of planning conditions and obligations.

It is not anticipated that there will be any significant adverse environmental effects when considering the proposed development with scheme identified by Glasgow City Council, but are considered likely to make a positive contribution in terms of additional employment during the construction and operational phases. In addition, the proposed development would have a beneficial effect on pluvial (surface water) flood risk.

Based on the assessments undertaken, no significant adverse environmental effects under the EIA Regulations are anticipated to occur assuming mitigation measures identified are implemented, which can be controlled through appropriate planning conditions.
Where to Obtain the ES

All of the application documents, including this ES, have been published via the Glasgow City Council’s website, and can be downloaded, free of charge, via the following link:

https://publicaccess.glasgow.gov.uk/onlineapplications/search.do?action=simple&searchType=Application

Paper copies of the ES are available at a cost, as follows:

- The complete ES - £300.00
- Volume 1 (the main text) - £150.00
- Volume 2 (the Figures) - £150.00
- Volume 3 (the Appendices) £150.00 All costs are inclusive of VAT.

To obtain any part of the ES, please write to Ecus Ltd at the address given below, enclosing payment if required:

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