



Regeneration

Opportunities





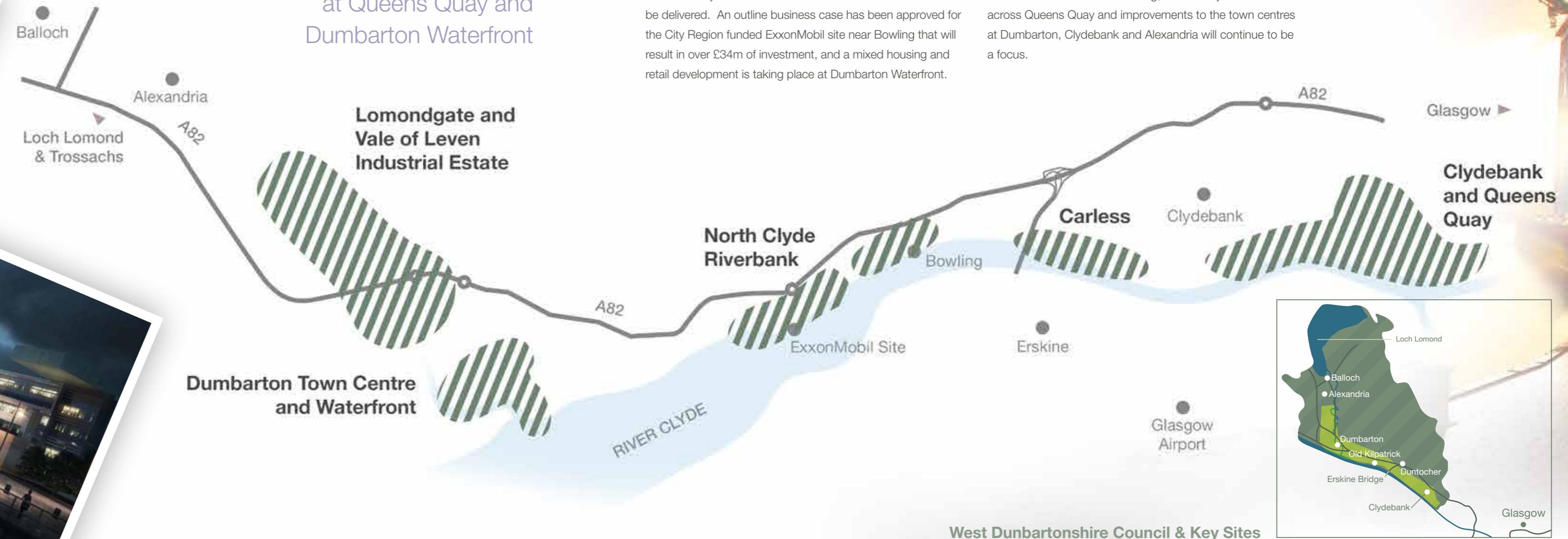
# Building on investment...

## West Dunbartonshire Council Key Sites

Since 2012, there has been transformational change at Queens Quay and Dumbarton Waterfront

West Dunbartonshire Council's Infrastructure Investment Plan outlining the regeneration opportunities was first produced in 2012. Since 2012, there has been transformational change at Queens Quay and Dumbarton Waterfront with much more to be delivered. An outline business case has been approved for the City Region funded ExxonMobil site near Bowling that will result in over £34m of investment, and a mixed housing and retail development is taking place at Dumbarton Waterfront.

In the next 10 years, the Council will continue to build on these investments and will deliver the regeneration of the North Clyde Riverbank stretching from Clydebank right along to the ExxonMobil site at Bowling, the delivery of homes across Queens Quay and improvements to the town centres at Dumbarton, Clydebank and Alexandria will continue to be a focus.



West Dunbartonshire Council & Key Sites

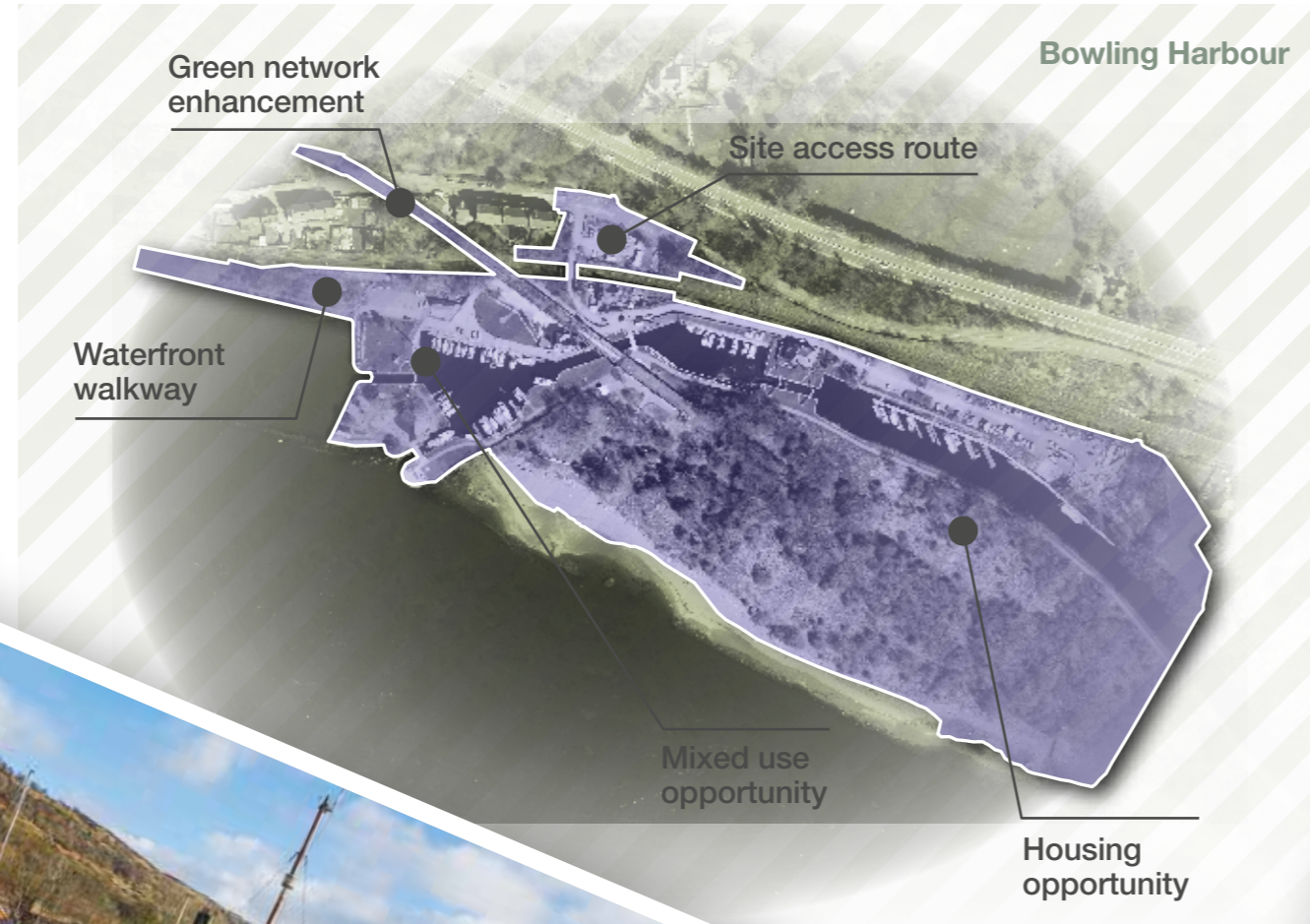




# North Clyde Riverbank

The North Clyde Riverbank between Bowling and ExxonMobil provides unique opportunities for waterfront development. By working in close partnership with landowners along the Estuary, West Dunbartonshire Council will ensure that £34m redevelopment of the City Deal ExxonMobil site, including significant new roads and infrastructure, will pump-prime further developments in this location.

The sites will benefit from better connectivity as a result of the new roads infrastructure at ExxonMobil, and are situated next to Bowling Station, on the Helensburgh to Glasgow and Edinburgh railway line.



## Bowling

Bowling village is situated between the A82 road between Glasgow and Loch Lomond, and the River Clyde. Over the past few years, the area around the Forth and Clyde Canal at Bowling has been rejuvenated, and over £3m has been invested in the area to turn it into an attractive leisure destination, ranging from facilities for barge users to refurbishment and reuse of the redundant railway arches as independent shops, businesses and cafes.

## Bowling Basin

### Delivered

- £3m of public realm and improvements to tow path and Canal facilities
- Refurbishment of Railway Arches, accommodating cafes, a bike shop, a gift shop and seasonal craft centre

### Planned

- Refurbishment and re-use of Trades House as holiday accommodation, opening 2019
- Highline Project – £3m of investment in a linear park taking in 2 high level bridges that were formerly a train line, including the listed, iconic swing bridge at the Harbour

### Future Opportunity

- Residential/Leisure development on the Basin site between Canal and Clyde

### For further enquiries

Scottish Canals  
[enquiries@scottishcanals.co.uk](mailto:enquiries@scottishcanals.co.uk)





# North Clyde Riverbank

## Scotts Yard

Disused since the late 70's the land at Scotts Yard provides a long term opportunity for mixed uses including housing and leisure uses. Owned by Peel Land and Properties, and Peelports, the site requires new vehicle access to support development.

## Future Opportunity

- Residential opportunity – requires infrastructure improvement

## ExxonMobil

The former ExxonMobil Oil Terminal site is located in Bowling between Dumbarton and Clydebank. The 62 hectares are currently owned by ExxonMobil and accommodated the oil terminal until its decommissioning which began in 1997. Glasgow City Region City Deal and West Dunbartonshire Council funding will allow the site to be serviced and acquired by West Dunbartonshire Council to promote for economic regeneration. The site's proximity to the A82 trunk road and Erskine Bridge means that once enabling infrastructure is constructed, it will act as a magnet for private sector investors to develop employment and commercial floorspace.

## Future Opportunity

- Over 40,000 sq m of employment floorspace



# Carless

The former Carless Oil Refinery is situated to the south west of the village of Old Kilpatrick, running along the River Clyde and Erskine Bridge approximately 900m south of Erskine Bridge. Oil refining operations ceased on the site in 1992. In the 1990s the structures were demolished, and the site has remained the same since.

Malin Group is in the process of remediating the site to develop their business. A future opportunity for a Marine Technology Park with research and development is presented by the site. The site will be brought back into use with the development of new industrial and business floorspace and direct access to a deep-water quayside berth. This is a significant investment and much welcome use for the site.

## Planned

- 16.8 ha of contaminated derelict land to be remediated
- Up to 36,300 sqm of new industrial floorspace.
- Up to 10,100 sqm of new office and business floorspace.





# Clydebank

The town centre of Clydebank is a key regeneration project. After listening to the community during the 2015 Design Charrette, West Dunbartonshire Council is creating strong connections between the Canal, the Clyde Regional shopping centre, and towards the historic and cultural centre at the Town Hall and importantly the transformational regeneration of the former John Brown's shipyard at Queens Quay on the Clyde.

The significant planned expansion of the Golden Jubilee National Hospital valued at an estimated £90m will result in many hundreds of jobs located in Dalmuir, Clydebank. In anticipation of the £12m Phase 1 expansion of ophthalmic services, a mobile ophthalmology theatre has been operating on site since 2017 while work is being progressed on the new build. It is estimated that this alone has resulted an additional 2,800 new patients visiting the site.

Connecting Clydebank – a £4.3m infrastructure and public realm project along the A814 that will link Clydebank's shopping centre with Queens Quay – and a proposed new transport interchange at Clydebank Central Station will ensure that the town centre, old and new reap the benefits of improved access between the two regeneration areas.

Other major improvements in development include the former Playdrome site for mixed uses including a retail offer and housing, also the town centre residential redevelopment opportunities exist at Roseberry Place and at Whitecrook.

## Planned

- Lead developer has been selected for the redevelopment of the Playdrome site for mixed use development
- Connecting Clydebank (A814) – improvements to the roads and footways around Dumbarton/Glasgow Road to make walking and cycling easier between the shopping centre and Queens Quay.
- The planned Transport Interchange hub at Clydebank Central will further enhance access to public transport.
- The proposed expansion at the Golden Jubilee hospital

## Future Opportunity

- Residential development opportunities at Roseberry Place and at Whitecrook
- Ongoing retail opportunities at Clydebank Shopping Centre.

**For further enquiries**  
[regeneration@west-dunbarton.gov.uk](mailto:regeneration@west-dunbarton.gov.uk)

## Clydebank

### Kilbowie road enhancement

### Canalside activity opportunities

### Residential development opportunity

### Transport interchange opportunity

### Retail development opportunity



# Queens Quay

Queens Quay is one of the most significant regeneration projects in west central Scotland, and the long-term impacts are transformational for Clydebank and West Dunbartonshire. West Dunbartonshire Council and development partners had already invested in the redevelopment of the former John Brown's shipyard, enabling the delivery of Clydebank campus of West College Scotland, the award-winning Clydebank Leisure Centre together with offices for West Dunbartonshire Council at Aurora House and for businesses at the Titan Enterprise Centre. Delivery of the rest of the masterplan by a successful partnership between site owners CRL and the Council is underway, including work on a new care home and day care centre, with planning advanced on the relocation of Clydebank Health Centre to the Quay's Health Quarter and the first phases of over 1,200 new homes. Further commercial and business opportunities are built into the masterplan,

and interest from investors is promising. Queens Quay will be powered by a district heating system, generating heat from the river Clyde. Development of the Council-owned energy centre is currently underway and there is scope to extend the heating network beyond Queens Quay. A Queens Quay design code is in place ensuring high quality, sustainable development, connections and public realm as the masterplan is delivered over the next 5-10 years.

## Delivered

- West College Scotland campus, Aurora House, Titan Business Centre and the new Clydebank Leisure Centre
- £15.62m investment by WDC in enabling infrastructure including basin works and spine road

## Underway

- £15m District Heating plant and network, providing cost effective energy to Queens Quay developments
- £14m 84 bed Care Home and Daycare centre
- First phase of affordable housing delivered by the Wheatley Group

## Planned

- 1,000+ private market and affordable housing development by GHA and the Wheatley Group
- Health Centre

## Future Opportunity

- Significant development commercial, housing and retail and leisure opportunities

**For further enquiries**  
[www.queens-quay.co.uk](http://www.queens-quay.co.uk)

## Queens Quay

### Mixed use opportunity

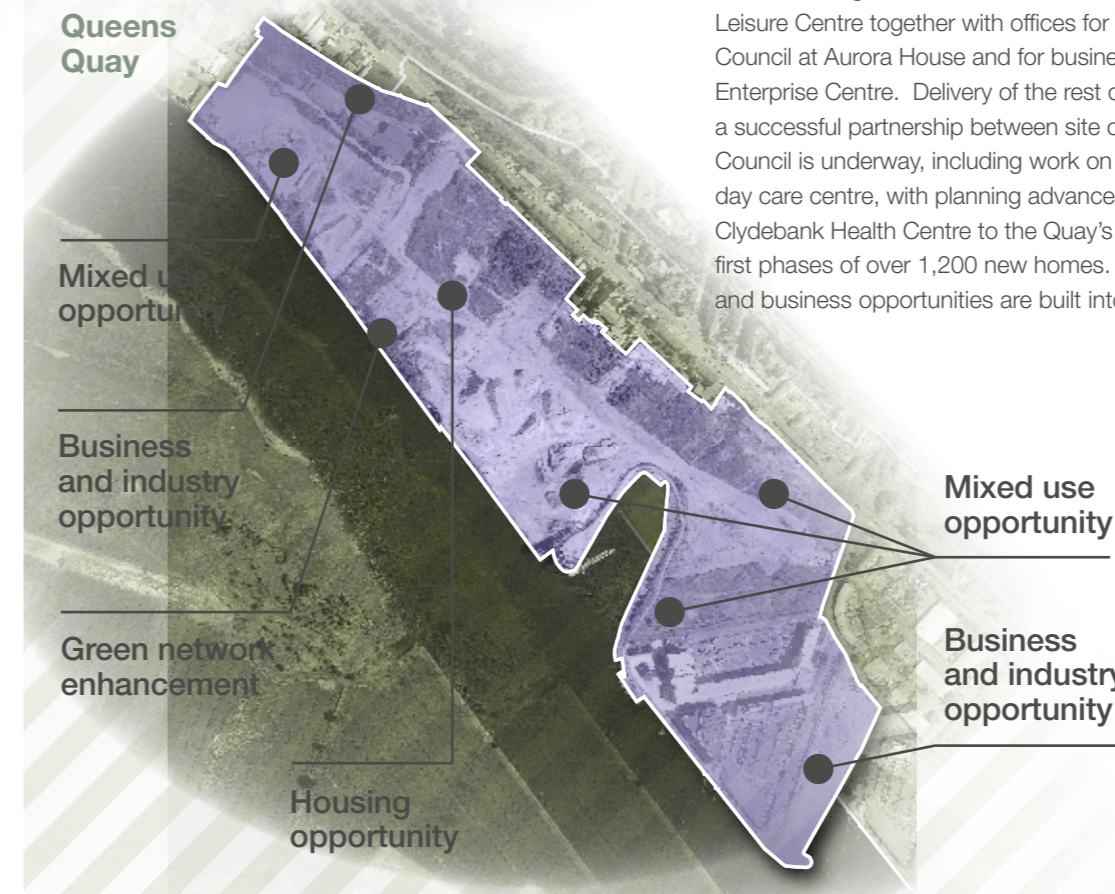
### Business and industry opportunity

### Green network enhancement

### Housing opportunity

### Mixed use opportunity

### Business and industry opportunity





# Dumbarton Town Centre and Waterfront

## Town Centre

Dumbarton has many natural assets. Its position on the confluence of the Rivers Leven and Clyde gives easy access and impressive views to the firth of Clyde, and the town is close to one of the world's most recognisable inland stretches of water, Loch Lomond. Dumbarton's skyline is dominated by the impressive Rock and Castle.

Dumbarton's town centre is a traditional high street with a mix of building styles and ages, and also contains the Artizan Centre, a 1970s shopping centre. There are many historic buildings within the town centre, and in recognition of this Conservation Area status is being pursued. The modern St James Retail Park is situated on the edge of the town centre and further small unit retail development is planned near the waterfront, between the High Street and the Rock.

In 2018 West Dunbartonshire opened its new office in Church Street in Dumbarton town centre. Representing £15m of investment in the heart of the town centre, the relocation of staff to the town centre has already reaped benefits for high street businesses. The Council is committed to putting the town centre first and will be promoting a Town Centre

Improvement Area, with practical and other help available to businesses wishing to invest in the area. Priority action will be taken on dilapidated buildings that could be put to better use, and projects that improve the connections and feel of the town centre.



## Dumbarton Waterfront

**Residential development opportunity**

**Residential development planned**



## Dumbarton Waterfront

With the new waterfront pathway between the town centre and Rock and Castle in 2020, and significant new residential and retail developments overlooking the River Leven and Rock, the waterfront regeneration is now being realised, bringing not only new jobs and homes to the town and the economic growth that they represent, but also a vital connection to the Rock from the town centre.

### Delivered

- Re-use of the listed 16 Church Street as WDC office

### Underway

- First phase of waterfront housing development, over 200 new houses and flats, by Culross, Dunbritton and WDC
- 6,000 sq m of retail floorspace at the former distillery site, with Lidl taking up the largest of the retail blocks.
- Waterfront pathway across several land ownerships between town centre and Rock and Castle

### Planned

- Second phase of housing development by Turnberry, 195 new homes
- Re-use of B listed Glencairn House by WDC for mixed uses
- Dumbarton Town Centre Improvement Area

### Future Opportunity

- Further residential opportunities at Dumbarton Waterfront
- Town Centre commercial and housing developments

### For further enquiries

regeneration@west-dunbarton.gov.uk  
01389 737777  
@WDCouncilnd



# Lomondgate and Vale of Leven Industrial Estate

The last few years has seen significant investment in the strategic business locations of Lomondgate and Vale of Leven Industrial Estate (VoLIE) which lie on the north-western edge of Dumbarton. New businesses have been attracted to Lomondgate and VoLIE due to their locational advantages on the doorstep of Loch Lomond & the Trossachs National Park with excellent connectivity to the A82, Glasgow city centre and airport, proximity to the Faslane base on the Clyde and with around 700,000 people in a 35 minute journey to work area (2.3 million people within a 60 minute drive time).

Lomondgate is a success story; one of Scotland's most active developments, with £100 million of investment and over 1,000 full time jobs created to date including BBC Scotland's studios, Aggreko's £22 million manufacturing facility, neighbourhood shops and petrol filling station, the recent £40m investment by Chivas to extend their plant; Premier Inn and pub/restaurant, Costa drive-through and over 300 new houses completed or under construction by Walker Group, Persimmon Homes and Taylor Wimpey. Only a few development opportunities remain at Lomondgate Services and Lomondgate Business Park, and suitable developers for these are expected to be announced soon.

The adjacent Vale of Leven Industrial Estate has a track record of attracting inward investment and major occupiers include Chivas Brothers and Diamond Power. The Estate, which has been developed in the grounds of the restored Strathleven House, is home to a cluster of businesses in the drinks industry and has development sites owned by West Dunbartonshire Council. The VoLIE Trust, membership of which is drawn from the business located there, is working in partnership with West Dunbartonshire Council

and Strathleven Regeneration Company to attract further investment into the Estate.

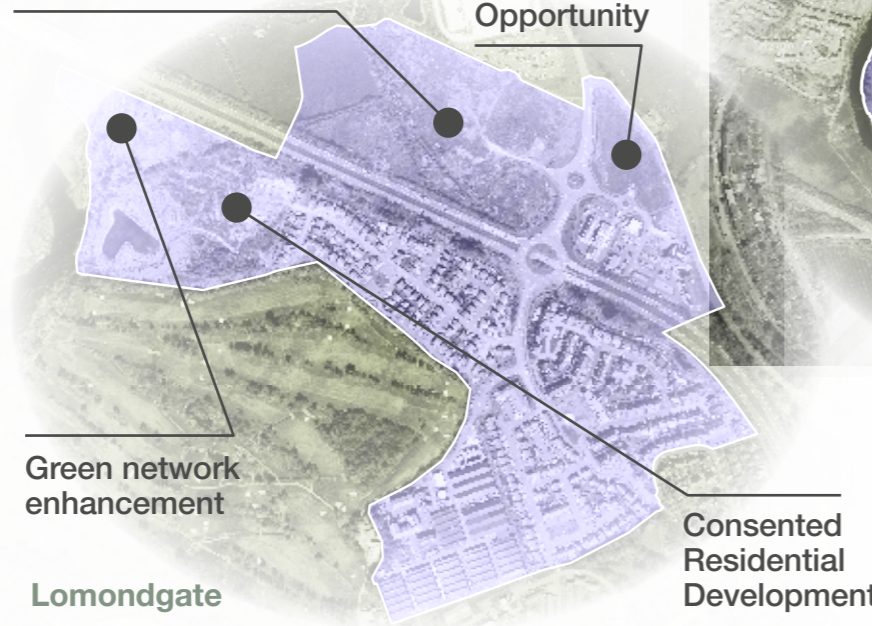
## Delivered

- £40m extension to Chivas
- 300+ new private market homes and commercial/retail development
- In the Vale of Leven Industrial Estate, £1.8m construction of 13 new industrial workshops opened in 2015

**For Further Enquiries**  
www.lomondgate.com

## Mixed use opportunity

## Roadside Services Opportunity



# Alexandria and Balloch

Balloch Village Plans is a place making project which aims to revitalize the village of Balloch. Through improving its public realm and civic spaces it will create a strong sense of arrival for visitors and improve connections for pedestrians and cyclists between the public transport arrival points, the village centre, Loch Lomond Shores, Balloch Park and the planned future visitor attraction on the West Riverside site. The project covers the length of Balloch Road from Pier Road to Ben Lomond Way focusing on the recently completed Village Square and Balloch Road West, and the future enhancement of Station Square.

In 2018, a planning application for Planning Permission in Principle was submitted to the National Park to develop the West Riverside site in Balloch as a holiday destination, including holiday lodges, a hotel and other associated developments.

The early 19th Century Grade A listed Balloch Castle, situated within Balloch Castle Country Park, is currently unused and in need of internal modernisation, but provides future opportunities for sensitively designed activities such as heritage, leisure and visitor attractions.

The Council is committed to the ongoing regeneration of Alexandria, and will be funding further public realm improvements to complement the investment in a new food-store and retail/housing development planned for Mitchell Way, planned to be delivered in 2020.

**For Further Enquiries**  
regeneration@west-dunbarton.gov.uk

## Alexandria



## Residential opportunity

## Mixed use opportunity





# Projected impact of key regeneration sites



**34m**  
Public sector investment  
Glasgow City Region  
City Deal: £29.3m  
WDC: £4.7m

New employment floorspace



**119,282**  
sqm



**871**  
Homes completed or under construction



**1,850**  
New residents attracted to live in the area



**1,769**  
Construction jobs  
Net additional to:  
WDC: 1,040 Scotland: 1,253  
Exxon and Carless sites only



**10,081**  
Operational jobs  
Net additional to:  
WDC: 7,422 Scotland: 3,253



**£86.7 m**  
Construction GVA  
Net additional to:  
WDC: £56.1m Scotland: £67.0m  
Exxon and Carless sites only



**30.4**  
ha  
Vacant land developed or in development



**£1.49bn**  
Operational GVA  
Net additional to:  
WDC: £863.4m Scotland: £523.0m



**35.8** ha  
Remediation of contaminated land





**Dumbarton**

West Dunbartonshire Council  
16 Church Street  
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**Clydebank**

West Dunbartonshire Council  
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Clydebank G81 1EA

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