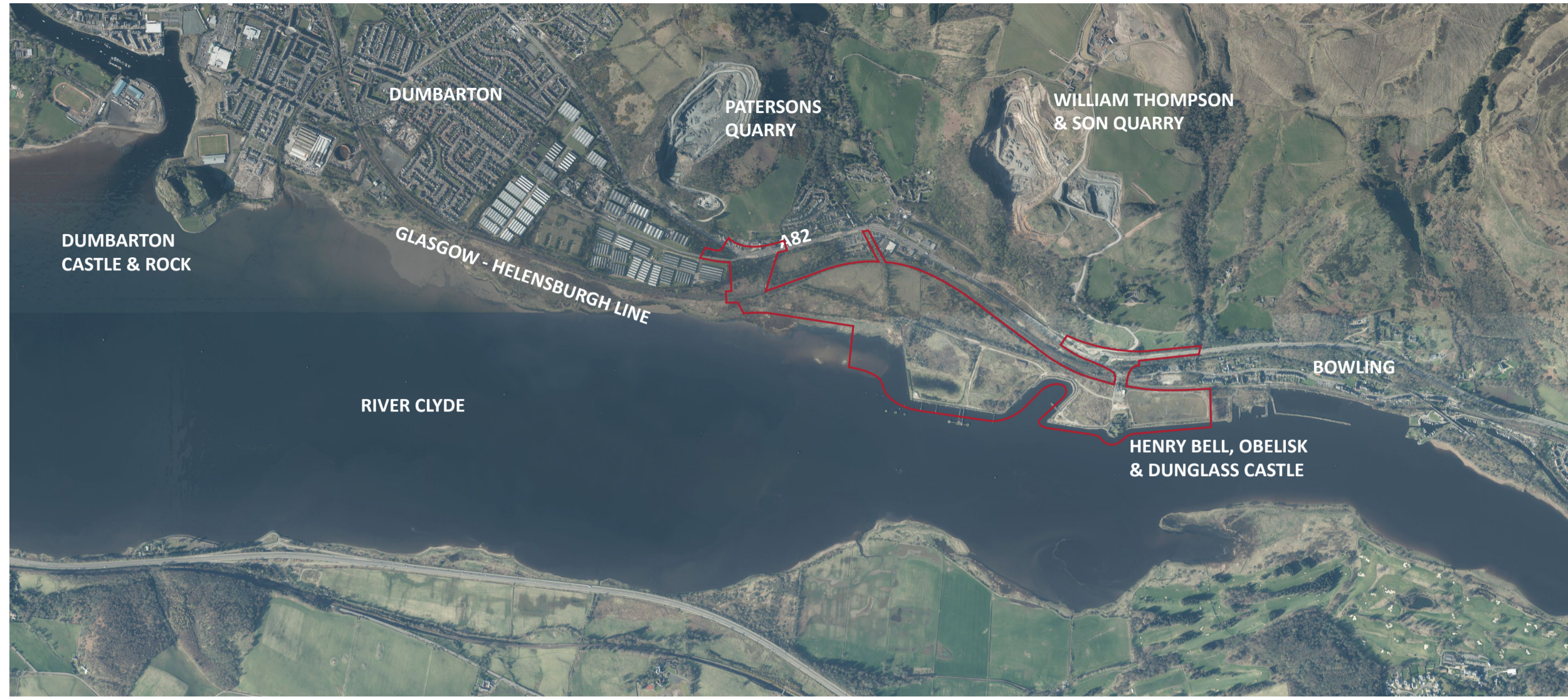
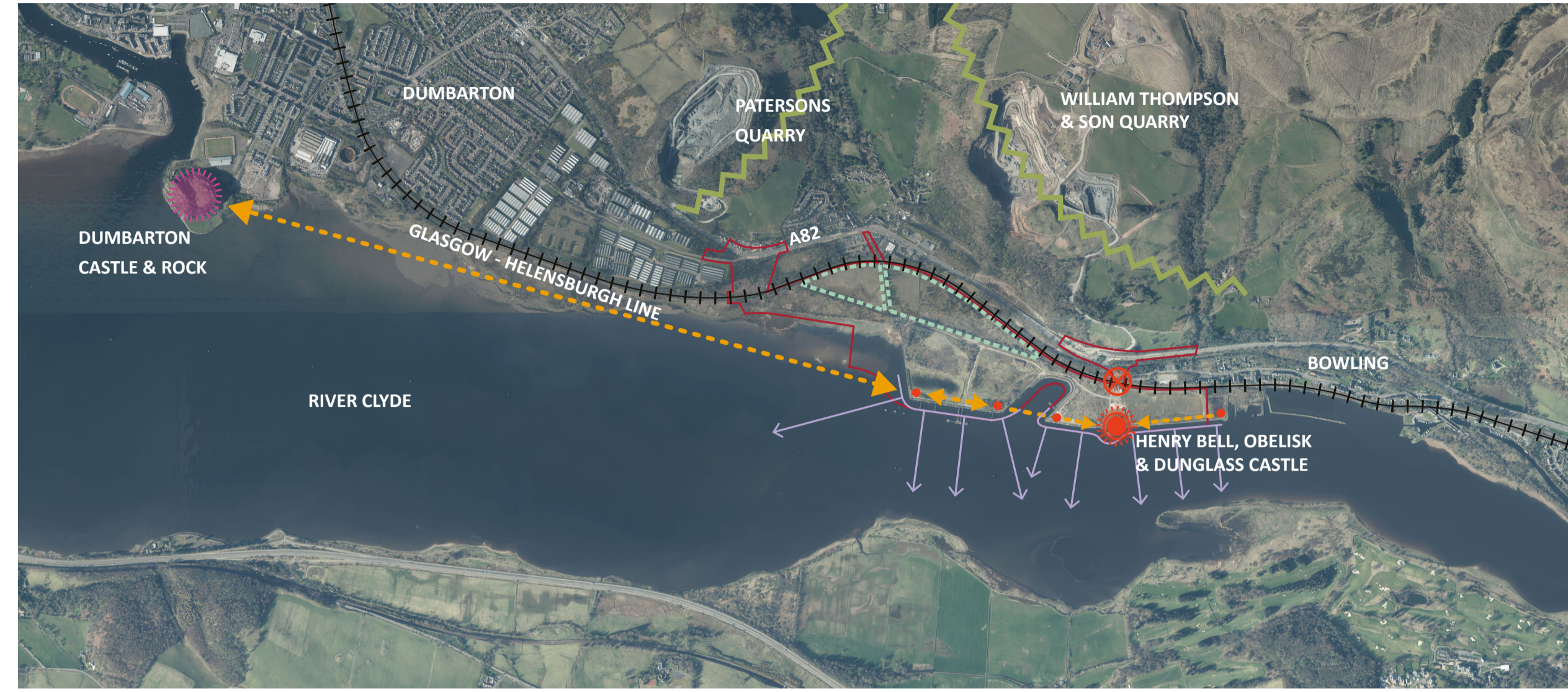


### Location Plan



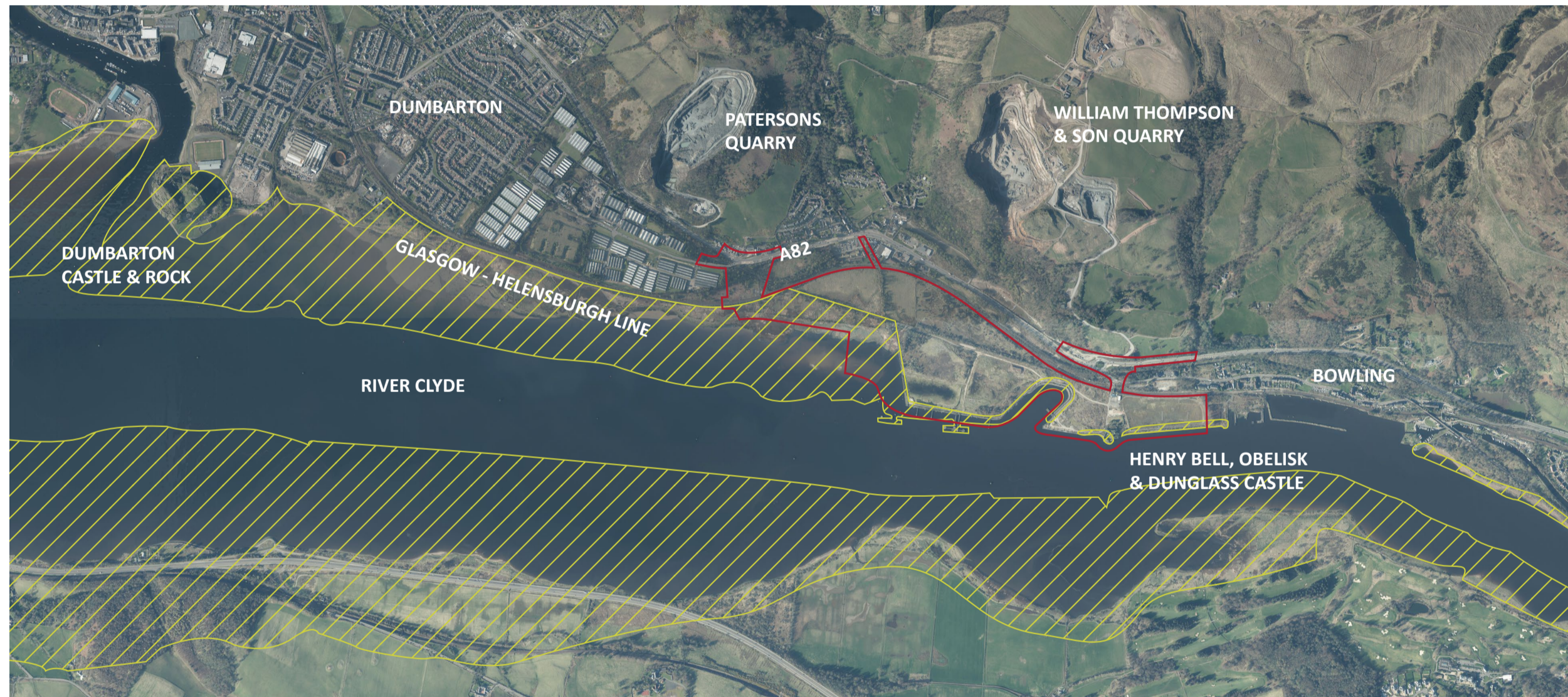
— Site Boundary

### Site Analysis



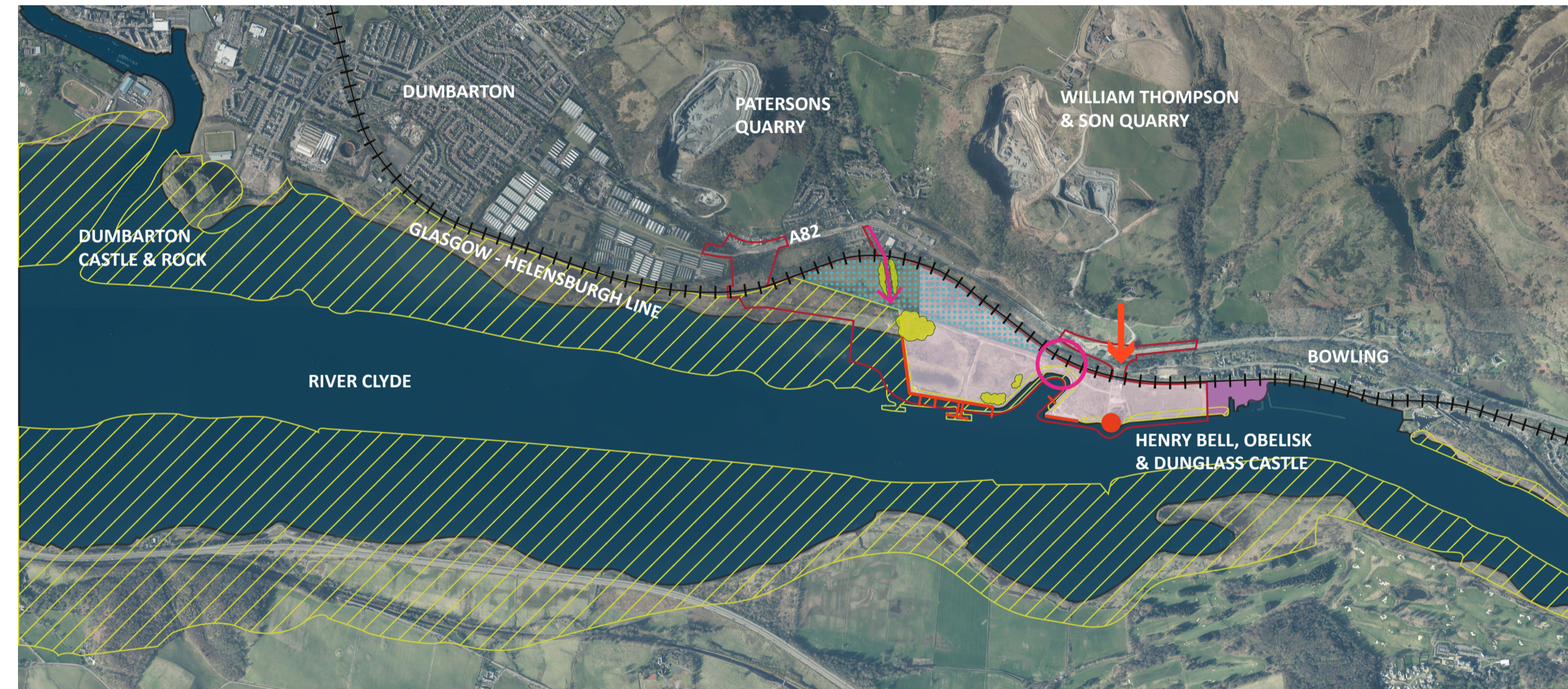
- Site Boundary
- ★ Distant Focal Point
- ☀ Landmark
- ⊗ Existing Access Point
- View Linkages
- ⇄ Open Views
- - - Spatially Well Defined Areas
- ~ Dominant Landscape Features
- - - Railway Line (Access Barrier)

### Environmental Designations



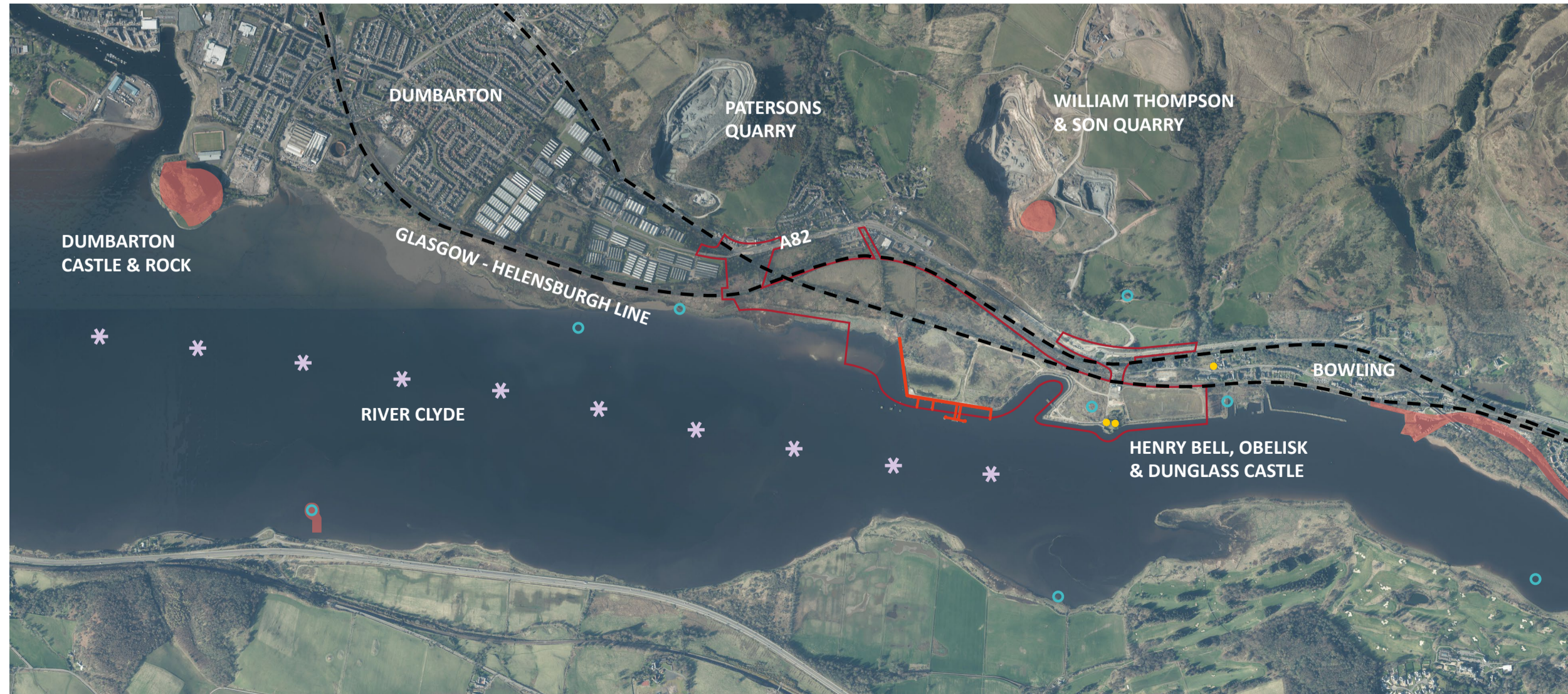
— Site Boundary  
 // Inner Clyde : Ramsar Sites / Special Protection Areas / Sites of Special Scientific Interest

### Constraints



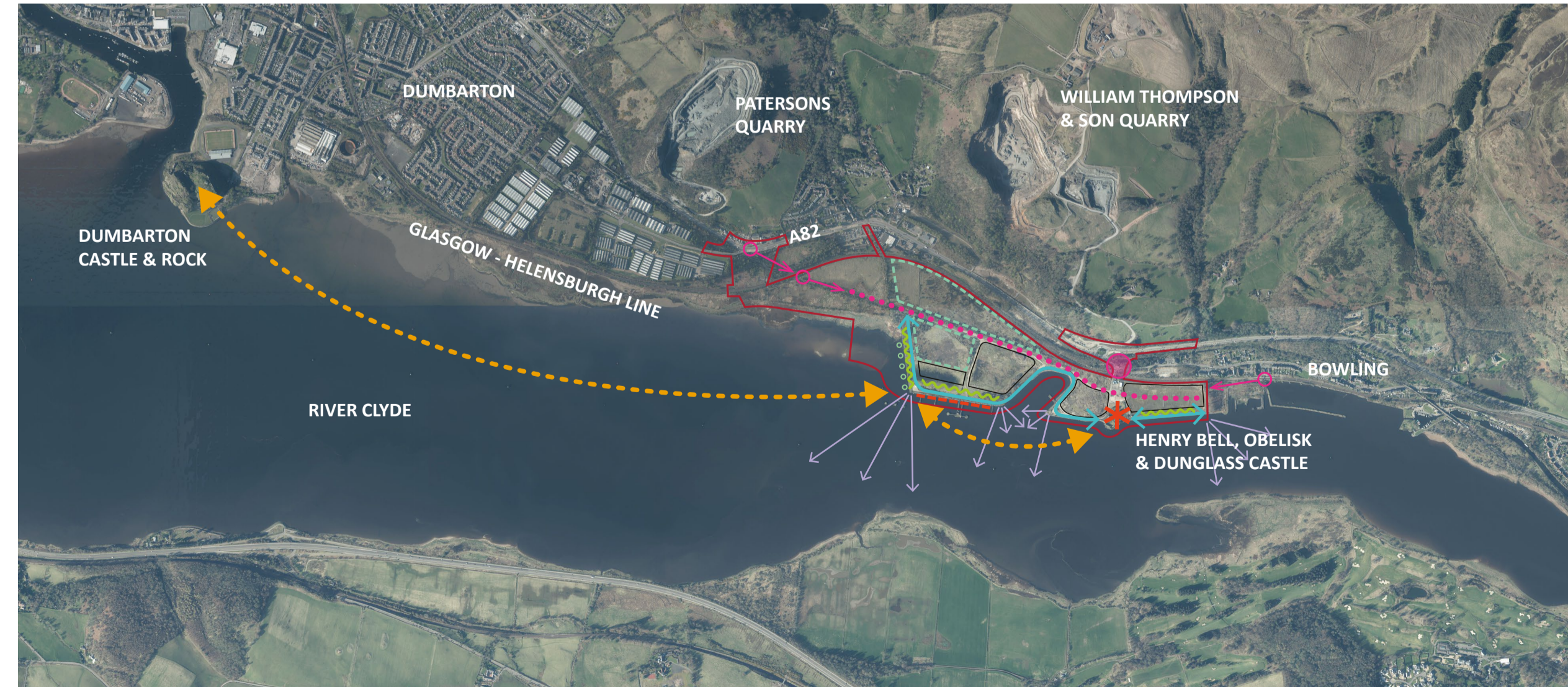
- Site Boundary
- River Clyde
- - - Railway Line
- Areas of Potential Contamination Subject to Ongoing Remediation
- Area Affected by Tidal Flooding
- Elevated Milton Burn
- // Environmental Designations
- Limited Space
- Historical Feature
- ⊥ Structures Associated with Oil Terminal
- One Access Point
- Existing Tall Vegetation / Woodlands
- Shipyard outwith land ownership

### Historical Designations & Heritage



— Site Boundary  
 ● Scheduled Monument  
 \* Beacons  
 ● Listed Buildings  
 ● Significant Canmore Records  
 ⊥ Structures Associated with Former Oil Works Terminal  
 - - - Old Railway Lines

### Opportunities



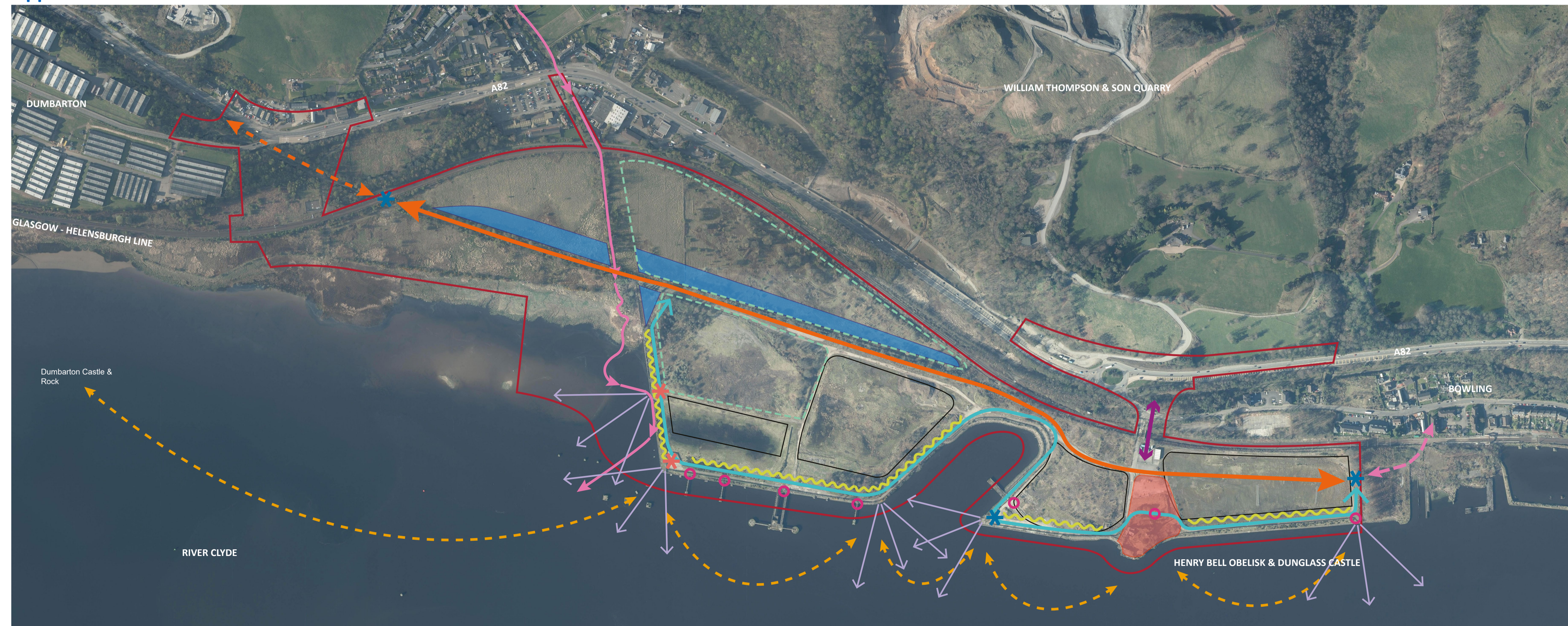
- Site Boundary
- Opportunity to Maintain / Enhance Visual Connectivity
- ⇄ Opportunity to Promote Open Views
- Opportunity to Provide New Access
- Opportunity to Improve Access
- - - Opportunity for Heritage Interpretation
- ... Opportunity for Nature Interpretation
- ⇄ Opportunity for Coastal Path
- ~ Opportunity for Screen Planting
- ★ Opportunity to Promote Sympathetic Setting and Expose Obelisk
- ... Opportunity for East West Connectivity
- - - Opportunity for Public Open Green Space
- Opportunity For Built Form Development

### Constraints Plan



- Site Boundary
- Single Access Point
- Historic Feature / Listed Structures
- Structures Associated with Oil Terminal / Industrial Heritage
- Limited Space
- Wetland Area
- Former Railway Line & Proposed Road Design
- Steep Embankment to River
- Railway Line | Location Access
- Steep Embankment
- Proposed SUDs Design Associated with Road Proposals
- Extent of Plots
- Spatial & Safety Constraints Associated with Retaining Wall
- Milton Burn
- Existing Tall Vegetation / Woodlands
- River Clyde
- Environmental Designations
- Shipyard Outwith Land Ownership

### Opportunities Plan



- Site Boundary
- Opportunity to Improve Access
- Opportunity to Provide Access
- Future Opportunity to Provide Access with Railway Station (Not currently feasible)
- Opportunity East - West Connectivity (Vehicles, Pedestrians & Cyclists)
- Opportunity for Public Coastal Path (Pedestrians & Cyclists)
- Opportunity to Promote Sympathetic Setting & Expose Obelisk
- Opportunity for Screen Planting
- Opportunity for Visual Inter Connectivity
- Opportunity for Public Open Space
- Opportunity to Improve Setting of Built Form Development
- Opportunity for Heritage Interpretation
- Opportunity for Nature Interpretation
- Opportunity to Enhance Milton Burn Corridor
- Opportunity to Retain, Enhance or Formalise Existing Wetland Areas
- Opportunity for Artwork
- Opportunity to Provide Open & Long Views



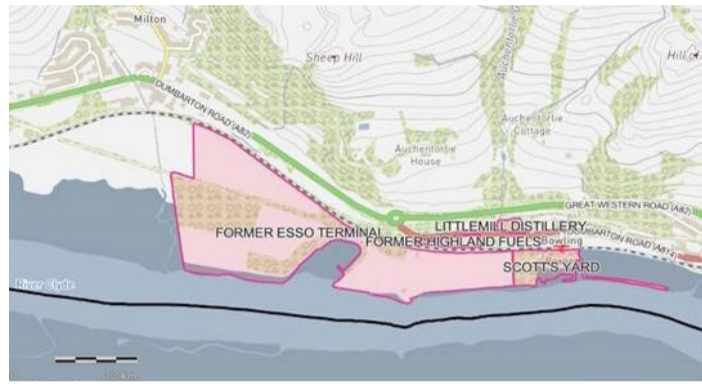
Wet Woodland Landscape Components	Parkland Zone Landscape Components	Coastal Green Corridor Zone Landscape Components	Dunglass Basin Zone Landscape Components	Shipyard Zone Landscape Components
<ul style="list-style-type: none"> <li>Enhanced woodland planting comprised of native trees and shrubs</li> <li>Wetland areas with aquatic and marginal planting</li> <li>Wildflower meadows and bulb planting comprised of native species</li> <li>Informal path network and cycle trail</li> <li>Improved access</li> </ul>	<ul style="list-style-type: none"> <li>Enhanced woodland planting comprised of native trees and shrubs</li> <li>Naturalistic SUDS (surface water retention) ponds with aquatic and marginal planting</li> <li>Incidental and feature tree planting (Solitaire)</li> <li>Wildflower meadows and bulb planting comprised of native species</li> <li>Formal path network</li> </ul>	<ul style="list-style-type: none"> <li>Coastal path</li> <li>Viewing points and vantage points</li> <li>Gathering spaces</li> <li>Parkettes at nodal points</li> <li>Screen woodland planting comprised of native trees and shrubs</li> <li>Naturalised mounding to provide screening</li> <li>Wildflower meadows and bulb planting comprised of native species</li> <li>Interpretation and Signage</li> <li>Natural play and exercise equipment</li> <li>Low level lighting at key locations</li> <li>Seating</li> <li>Artwork</li> </ul>	<ul style="list-style-type: none"> <li>Coastal path</li> <li>Viewing points</li> <li>Interpretation and signage</li> <li>Low level lighting at key locations</li> <li>Seating</li> <li>SUDS (surface water retention) ponds with aquatic and marginal planting</li> <li>Formal avenue screen planting comprised of native trees and low level shrubs</li> <li>Wildflower meadows and bulb planting comprised of native species</li> <li>Artwork</li> </ul>	<ul style="list-style-type: none"> <li>Coastal path</li> <li>Viewing and vantage points</li> <li>Parkettes at nodal points</li> <li>Screen woodland planting comprised of native trees and shrubs</li> <li>Naturalised mounding to provide screening</li> <li>Wildflower meadows and bulb planting comprised of native species</li> <li>Natural play and exercise equipment</li> <li>Low level lighting at key locations</li> <li>Seating</li> <li>Artwork</li> </ul>
<p><b>Proposed Activities</b></p> <ul style="list-style-type: none"> <li>Walking / Dog Walking</li> <li>BMX / Mountain Biking</li> <li>Horse Riding</li> <li>Incidental Natural Play</li> <li>Nature Interpretation</li> <li>Exercising</li> <li>Picnicking</li> </ul>	<p><b>Proposed Activities</b></p> <ul style="list-style-type: none"> <li>Walking / Running / Dog Walking</li> <li>Cycling</li> <li>Incidental Natural Play</li> <li>Nature Interpretation</li> <li>Picnicking</li> </ul>	<p><b>Proposed Activities</b></p> <ul style="list-style-type: none"> <li>Walking / Running / Dog Walking</li> <li>Cycling</li> <li>Incidental Natural Play</li> <li>Exercising</li> <li>Bird Watching</li> <li>Nature Interpretation</li> <li>Industrial Heritage Interpretation</li> <li>Historical Interpretation</li> <li>Picnicking</li> <li>Experiencing and Interpreting Views</li> </ul>	<p><b>Proposed Activities</b></p> <ul style="list-style-type: none"> <li>Walking / Running / Dog Walking</li> <li>Cycling</li> <li>Experiencing and Interpreting Views</li> <li>Historical Interpretation</li> </ul>	<p><b>Proposed Activities</b></p> <ul style="list-style-type: none"> <li>Walking / Running / Dog Walking</li> <li>Cycling</li> <li>Experiencing and Interpreting Views</li> <li>Industrial Heritage Interpretation</li> <li>Incidental Natural Play</li> <li>Exercising</li> <li>Picnicking</li> </ul>

	<b>Wet Woodland</b>		<b>Formal Screen Planting</b>
	<b>Development Plots</b>		<b>Informal Screen Planting</b>
	<b>Parkette / Nodal Point</b>		<b>Low Level Screen Planting</b>
	<b>Vantage Points</b>		<b>Mounding</b>
	<b>Viewing Points</b>		<b>Water Retention Ponds / Basins</b>
	<b>Opportunity for Future Access Connections</b>		
	<b>Main Mixed Use Path</b>		
	<b>Secondary Recreational Path</b>		
	<b>Opportunity for Community Art Installation</b>		

### Site History



- Active fuel terminal between 1920's and 1990's
- Decommissioned in 1997



- Former Esso Terminal **33.66ha** area
- It was the **main storage and distribution** point in Scotland.
- The site originally developed as a **marine bunkering** point after the First World War
- Later extended and expanded to make it a **major ocean terminal** capable of handling a wide range of oil products.
- The terminal was mainly supplied from Esso's refineries by ocean tankers which could be accommodated at the Bowling jetties.
- The largest tanks around the jetties were capable of storing 8000 tons of oil each.
- The site has been derelict since **1986**
- **The site was left heavily contaminated**
- **Exxon have been remediating the site** prior to land transfer to WDC

### Landscape Character Zones



### Site Existing Photographs

#### Wet Woodland Zone



#### Parkland Zone



#### Coastal Green Corridor



#### Dunglass Basin Zone



#### Shipyard Zone

