



Bowling Strategic Development Site

3rd November 2025

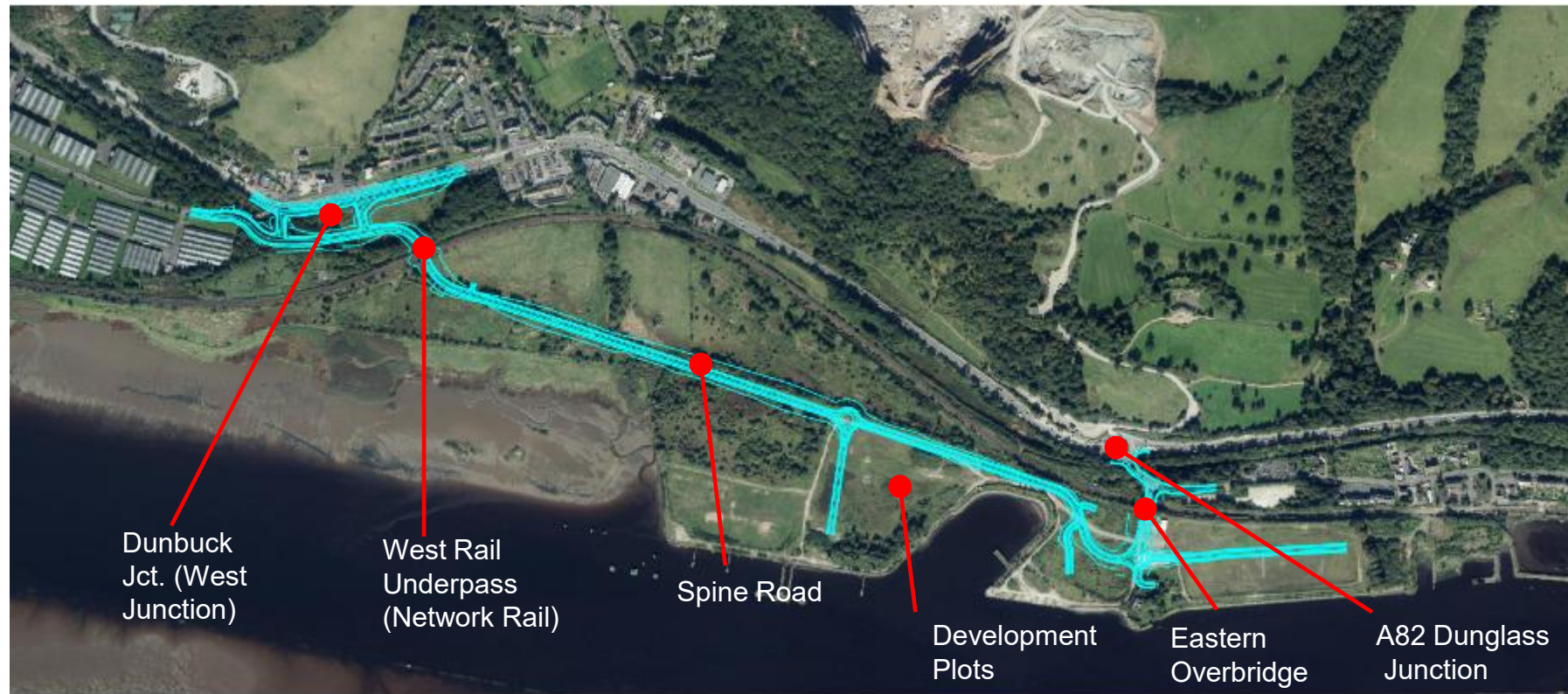
Agenda:

- Introduction
- Project aims and objectives (Regeneration outcomes)
- Enabling infrastructure work (Current site work)
- Any Questions

- Remediation of former Esso site and creation of enabling infrastructure
- Development of Bowling Strategic Regeneration Site
- Opportunity to attract business & investments
- Creation of new jobs
- Provision of diversion route of A82 (relief road)
- Public realm improvements
- Green infrastructure including landscaping and waterfront paths
- Internal road network with pedestrian and cycling provisions
- Enhancements to National Cycle Network (NCN7)
- Aspiration of heritage restoration / enhancements

Key Pre-Development Stages:

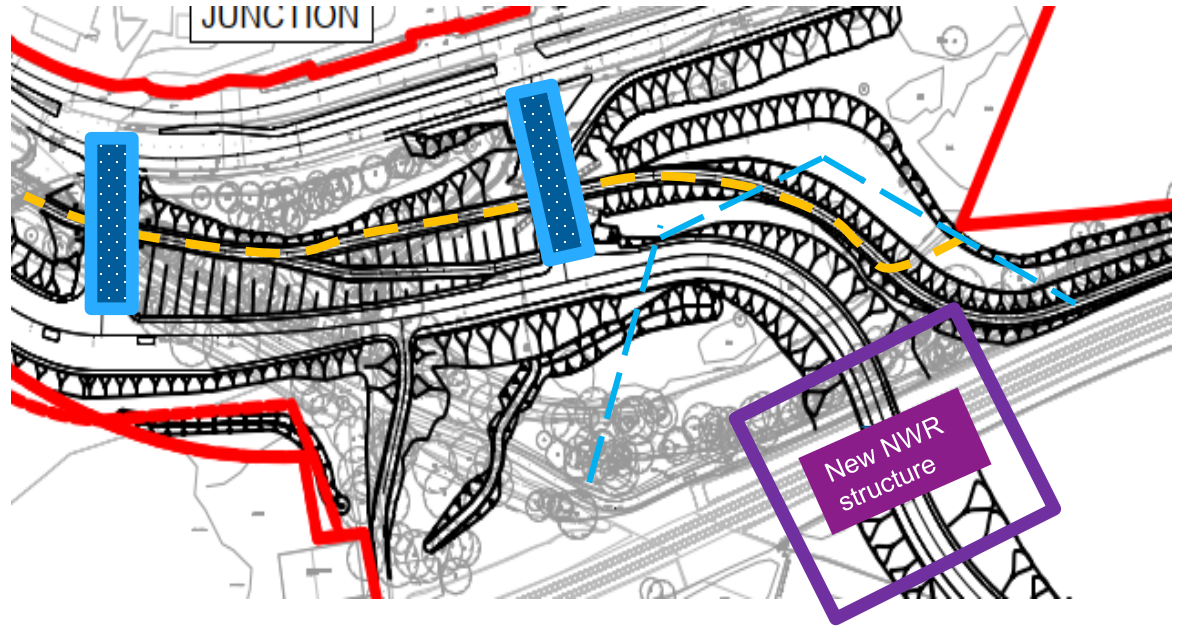
- Final Business Case Approved Aug 2023
- Planning Approval achieved- PPIP January 2021 (31 conditions) , AMSC Jan 2023 (12 Conditions) – all discharged
- Land remediation completed by Esso - October 2024
- Early works (site clearance, site surveys) – carried out between October 2024- January 2025
- Construction started 27 January 2025



West Junction (within site)

STAGES

- Earthworks & drainage works
- Utility Service Diversions (No 3 sewer diversions and No 1 gas main diversion)
- Construct No 2 overpass structures
- Finishes and Surfacing



Enabling infrastructure work - New Western Railway Underbridge

- Structure constructed to side of the railway from April to December 2025
- Bridge structure wing walls and deck steel work, formworks, pouring is now completed
- Waterproofing of the structure is now completed
- Anti-graffiti coating to be applied to inner wing walls
- Installation of structure under a 5-day possession of the Railway



Communication on railway operation is led by Network Rail



Spine Road

STAGES

- Create Haul Road for Network Rail
- Milton Burn Culvert
Fill to 222.000 ton of imported material with 6month period of settlement and monitoring
- Settlement Period
- Drainage / utilities / surfacing



Construction of spine road embankment



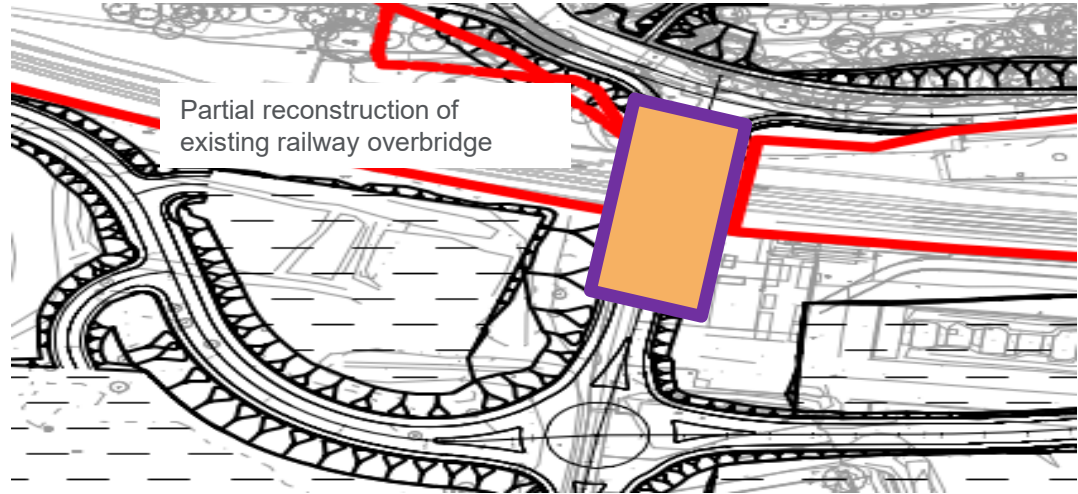
Eastern Overbridge

STAGES

- Existing railway bridge deck demolition 54hrs disruptive possession

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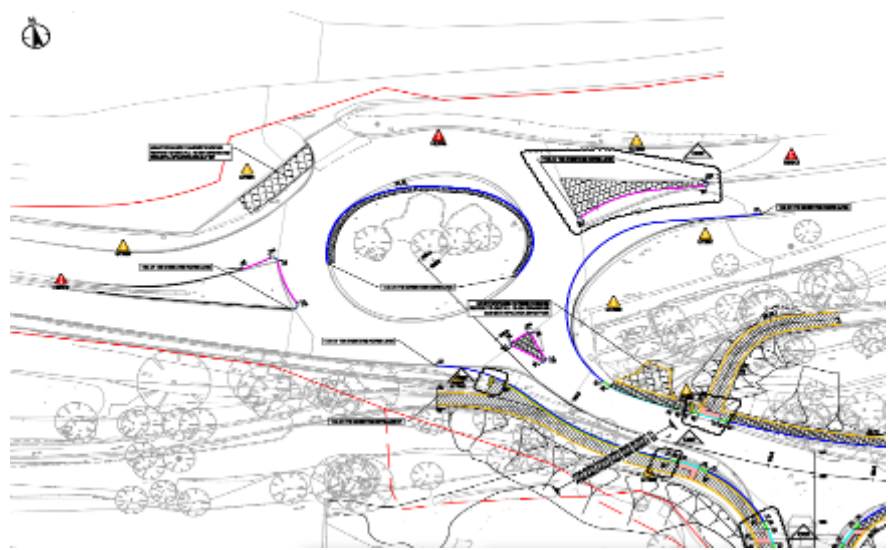
- Bridge Deck Reconstruction - nightworks
- Tie in Access Roads



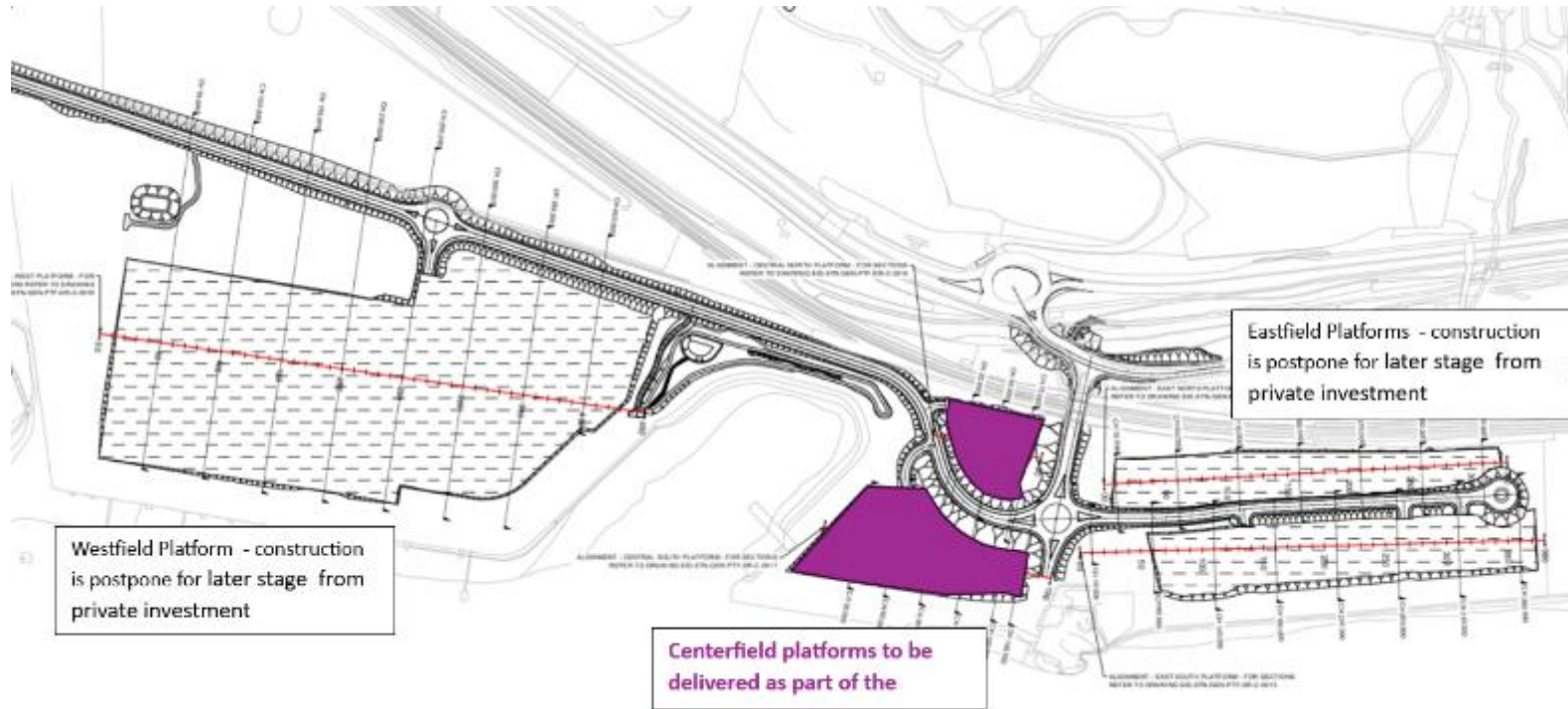
Dunglass Roundabout

STAGES

- Traffic Impact Assessment and access negotiation with Transport Scotland for proposed works
- Initial road realignment, kerb installation, utility diversions, drainage
- Roadworks, traffic light installation, alignment



Enabling infrastructure work – Development platforms



- Immediately adjacent to designated site:
 - Inner Clyde SPA which is also designated as RAMSAR site for internationally important wintering population of Redshank, and SSSI designation for saltmarsh habitat and presence of wintering bird species including Redshank, Cormorant, Eider, Goldeneye, Oystercatcher, Red Breasted Merganser and Red Throated Diver
 - The site has potential for nesting birds, otter, and bats in trees and buildings.
- Invasive Non-Native Species present across the site include:
 - Japanese Knotweed
 - Himalayan Balsam

A **Ramsar site** is a wetland site designated to be of **international importance under the Ramsar Convention**. These sites are recognized and protected for their rarity, uniqueness, or their importance for conserving biological diversity. When a wetland is designated as a Ramsar site, nations commit to establishing and maintaining a management framework for its preservation

Environmental Mitigation

- Construction Environmental Management Plan (CEMP) incorporating:
 - Ecological Management Plan incorporating Species Protection Plans
 - Appointed Environmental Clerk of Works
 - Surface Water Management Plan
 - Construction Flood Mitigation Plan
 - Archaeological Written Scheme of Investigation (WSI)
 - Air quality & dust management controls
 - Noise and vibration controls
 - Pollution Prevention controls
- Site Waste Management Plan