

# ***North Lanarkshire Council***

Planning Applications for consideration  
of Planning Committee

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Committee Date: 29/02/2024

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APPLICATIONS FOR PLANNING COMMITTEE

29th February 2024

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**Application No:**

23/00725/PPP

**Proposed Development:**

Change of use from employment land to residential use comprising a mix of houses/flatted properties with associated access and parking arrangements, SuDS and other associated infrastructure

**Site Address:**

Site To The East Of  
47 Crawhill Drive  
Bargeddie

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**Date Registered:**

19th July 2023

**Applicant:**

Drumpellier Business Park Ltd  
200 Glasgow Road  
Stirling  
FK7 8ES

**Agent:**

Mr Marc Giles  
Ryden  
Onyx  
215 Bothwell Street  
Glasgow  
G2 7ED

**Application Level:**

Local Application

**Contrary to Development Plan:**

Yes

**Ward:**

10 Coatbridge West  
Kevin Docherty, Lesley Mitchell, Gary Robinson,

**Representations:**

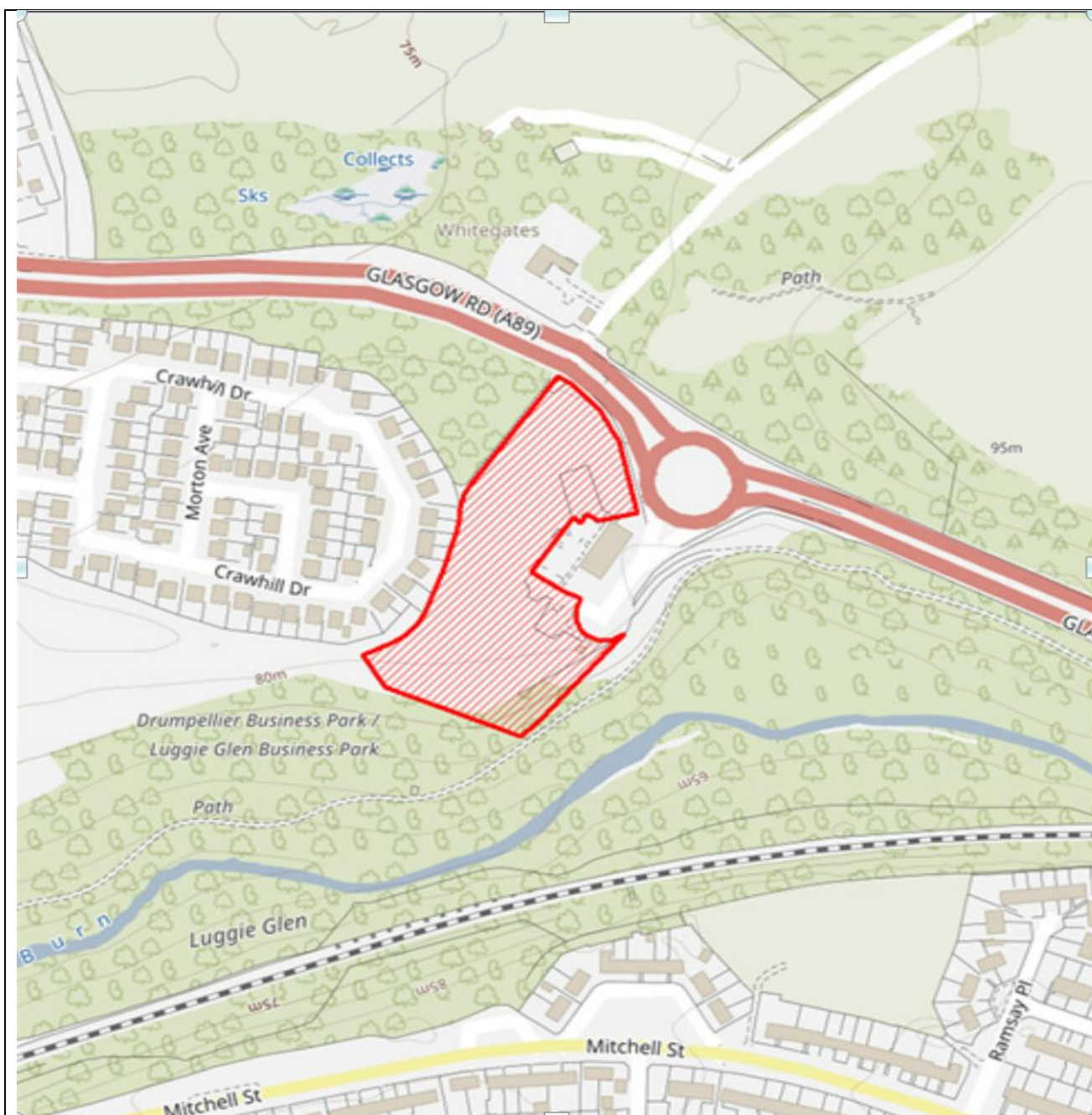
22 letter(s) of representation received.

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**Recommendation:**

**Approve Subject to Conditions**

**Reasoned Justification:** The proposal represents a justifiable exception to Policy PROM LOC2 (Business Development Sites) and complies with Policies PP 3 (General Urban Area), AD 3 (Amount of Development), EDQ 1 (Site Appraisal) and Policy EDQ 3 (Quality of Development) in the North Lanarkshire Local Development Plan. Furthermore, the proposal complies with the relevant policies set out in National Planning Framework 4.



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**Planning Application: 23/00725/PPP**  
**Name (of applicant): Drumpellier Business Park Ltd**  
**Site Address: Site To The East Of 47 Crawhill Drive**  
**Bargeddie**  
**Development: Change of use from employment land to residential use comprising a mix of houses/flatted properties with associated access and parking arrangements, SuDS and other associated infrastructure**



**Proposed Conditions:**

1. That before development starts, a further planning application shall be submitted to the Planning Authority in respect of the following reserved matters:
  - (a) the siting, design and external appearance of all buildings and other structures;
  - (b) the means of access to the site including visibility splays;
  - (c) the layout of the site, including all roads, footways, and parking areas;
  - (d) the details of, and timetable for, the hard and soft landscaping of the site;
  - (e) the details of proposed biodiversity enhancements
  - (f) the design and location of all boundary walls and fences;
  - (g) the provision of drainage works;
  - (h) the disposal of sewage; and
  - (i) details of existing and proposed site levels

**Reason:** To enable the Planning Authority to consider these aspects in detail.

2. That notwithstanding the requirements of Condition (1) above, the matters specified by conditions application to be submitted shall comply with the following requirements:
  - (a) that the total number of units within the site shall be not more than 43;
  - (b) the extended road should terminate in a turning circle at a suitable point in advance of the parking to the flats at the northern end of the site, as opposed to extending through the car parking area for these flats as proposed. Parking for the flats should then be taken from the road via a private parking court;
  - (c) a controlled crossing point should be provided to the east side of the A89 Glasgow Road/site access roundabout. It is anticipated that this would be provided at the existing uncontrolled crossing point approximately 60m east of the roundabout;
  - (d) as noted in point 2(b) above, an adoptable road to general access road standards should be constructed to serve the site, e.g. 5.5m wide carriageway with 2m wide footways on each side, min 25m horizontal radius, 25m junction spacing, provision of street lighting, etc. This should terminate in a turning circle at a suitable point prior to the car parking area to the flats at the northern end of the site;
  - (e) provision should be made for 2m wide footways on both sides of the adoptable road as opposed to partial provision as proposed;
  - (f) access to residential units from the proposed adoptable road should be via dropped kerb vehicular access points serving private parking courts, as opposed to the sections of adoptable road extending into these areas as proposed;
  - (g) Car parking should be provided on the following basis:

Detached & semi-detached: 1 or 2 bedrooms = 2 spaces; 3 or 4 bedrooms = 3 spaces; 5+ bedrooms = 4 spaces;

Mid Terraced houses: 2 spaces;

Flats: 1 or 2 bedrooms = 1.5 spaces; 3 or 4 bedrooms = 2 spaces; and

Visitor spaces = 0.3 spaces per dwelling

**Reason:** To define the permission and to ensure that the development is appropriate for the site and for the general area.

3. That notwithstanding the requirements of Condition 1 and 2 above, any future applications at the site require to ensure that the land within the SINC and a further 10 metre buffer zone measured from the SINC boundary are kept free from development.

**Reason:** In order to protect the SINC from physical development and post construction impacts such as fly tipping.

4. For the avoidance of doubt, the matters specified by conditions application shall be submitted using the indicative Proposed Layout Plan as a guide and taking account of the requirements of all conditions on this consent.

**Reason:** In order to confirm the terms of this consent

5. That PRIOR to any works of any description being commenced on the application site, a comprehensive site investigation report shall be submitted to and approved in writing by the Planning Authority. The investigation must be carried out in accordance with current best practice, such as BS 10175: The Investigation of Potentially Contaminated Sites, or CLR 11. The report must include a site specific risk assessment of all relevant pollution linkages and a conceptual site model. Depending on the results of the investigation, a detailed Remediation Strategy may be required as part of the above report.

**Reason:** To ensure that the site is free of contamination in the interests of the amenity of future residents.

6. That any remediation works identified by the site investigation report required in terms of Condition 5 above shall be carried out to the satisfaction of the Planning Authority prior to the first occupation of the houses hereby approved. Before any of the dwellinghouses are occupied, a certificate (signed by a Chartered Environmental Engineer) shall be submitted to the Planning Authority confirming that any remediation works have been carried out in accordance with the terms of the Remediation Strategy.

**Reason:** To ensure the site is free of contamination in the interests of the amenity of future residents.

7. Any further application for the site will be supported by a report that details how the required mitigation measures identified in section 9 of the submitted Noise Impact Assessment Report (NIA) have been incorporated into the development. Any property requiring a closed windows solution or enhanced glazing and ventilation specification requires these to be submitted for review before development starts. Following the specification being finalised and agreed, a post construction validation report requires to be submitted which details that these mitigation measures have been installed correctly and that this report be submitted for review prior to occupancy of the building(s).

**Reason:** To ensure that the affected dwelling houses have suitable noise mitigation measures incorporated as part of their build make up.

8. That if works do not commence within a year of the Ecology Survey dated March 2023, an updated survey shall be carried out and the details of the findings of the surveys, including any mitigation measures shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, all identified mitigation measures shall thereafter be implemented in accordance with a timescale to be agreed in writing with the Planning Authority.

**Reason:** In the interests of the protection of natural habitats and protected species.

### **Background Papers:**

### **Consultation Responses:**

NLC Greenspace dated 26<sup>th</sup> September 2023 and 13<sup>th</sup> February 2024  
Environmental Health (including Pollution Control) dated 3<sup>rd</sup> August 2023 and 16<sup>th</sup> January 2024  
Traffic & Transportation dated 10<sup>th</sup> January 2024  
NLC Education dated 9<sup>th</sup> February 2024

**Contact Information:** Aisling Divin at [Planningenquiry@northlan.gov.uk](mailto:Planningenquiry@northlan.gov.uk)

**Report Date:** 14<sup>th</sup> February 2024

## **APPLICATION NO. 23/00725/PPP**

### **REPORT**

#### **1. Site Description**

- 1.1 The application has been submitted on behalf of Drumpellier Business Park Ltd and the Council retains an ownership interest in this site. The application site is known as Drumpellier Business Park which is located to the west of Coatbridge and covers an area of 1.45 Hectares. There is currently one building on this site which is a single office pavilion fronting onto Glasgow Road. The existing building is two storeys in height with a shallow standing seam mono pitch steel roof and has been constructed using a mixture of brick and grey panels. The building fronts the access road and has parking to the rear. The application site is made up of surrounding residual land which has remained undeveloped for a number of years along with a portion of the existing car parking associated with the office pavilion (an informal area to the north west of the building and a small area of formalised parking to the south of the existing access road).

#### **2. Proposed Development**

- 2.1 The proposal seeks Planning Permission in Principle for a residential development on land identified for business use. The proposal seeks to re-purpose the land in question from business use to residential development. The applicant has submitted an indicative layout in question 43 residential units across a mix of 2/3 bedroom houses and flats .

#### **3. Applicant's Supporting Information**

- Noise Impact Assessments (NIA)
- Ecological Appraisal
- Geo Environmental Desk Study
- Outline Drainage Strategy
- Employment Land Report
- Transport Statement
- Planning Statement
- Sustainability Statement
- Indicative Engineering Layouts

#### **4. Site History**

- 4.1 Planning permission was granted in 2007 (07/00404/OUT) – the proposed application was for a development of 6689m<sup>2</sup> (72000 sq ft) of Class 4 Business Space with Infrastructure and Landscaping. This was followed by a reserved matters permission approved in 2008 (08/00512/REM) for 7415 m<sup>2</sup> (79815 sq ft ) of Class 4 business space

#### **5. Development Plan**

- 5.1 The Development Plan consists of the National Planning Policy Framework 4 (NPF4) and the North Lanarkshire Local Development Plan (NLLDP) and the relevant policies therein. In this case, most of the site is identified as being within a Business Development Site. The relevant policy being Business Development Sites PROM LOC2. This policy states that North Lanarkshire Council will support business development to Strategic and Local Business Centres in the plan and Industrial and Business Land Supply. The application site is also designated as General Urban Area and is covered by Purpose of Place Policy PP3. Also, of relevance is Amount of Development AD 3 and Policies EDQ 1 – 3.
- 5.2 The following NPF 4 Policies are of relevance - Policy 1 (Tackling climate change and nature crises), Policy 2 (Climate mitigation and adaption), Policy 3 (Biodiversity), Policy 13 (Sustainable Transport), Policy 14 (Design, quality and place), Policy 23 (Health and safety), Policy 16 (Quality Homes), Policy 15 (Local Living/20-minute neighbourhoods) and Policy 18 (Infrastructure).

## **6. Consultations**

6.1 **NLC Traffic and Transportation** has been consulted several times during the application process of this application. The final comments received were that NLC Traffic and Transportation has no objections subject to certain conditions. These conditions are related to the following matters:

- Further requirements in relation to the proposed adoptable road;
- A controlled crossing point should be provided;
- A provision should be made for 2m wide footways on both sides of the adoptable road;
- Access to residential units from the proposed adoptable road should be via dropped kerb;
- Parking provisions for different residential units should be provided;

All of these conditions have been attached to this application and will need to be addressed within the MSC application.

6.2 **NLC Protective Services** has provided comments relating to construction noise, site generated dust, imported materials, burning of waste materials, lighting on site and hours of operation which have been included as informatives. They also asked for a Noise Impact Assessment, given the site's proximity to Glasgow Road. The agent provided a Noise Impact Assessment and NLC Protective Services reviewed this and concluded that if planning permission was granted that detailed glazing and ventilation specification design for all properties requires to be submitted for review. This can be attached as a condition for this matter to be addressed in the future detailed planning proposal.

6.3 **NLC Greenspace** has asked for a further bat survey to be carried out for 6 trees outwith the boundary of the site, however, given these are not within the application site and will remain it is considered inappropriate to carry out this further survey. An Ecological Survey was carried out and this was reviewed, it has been acknowledged that given the time of year when the survey was carried out, it was out with the growing season and there was an indication of habitats found on site, however they have asked if works do not commence within a year of this survey, then it is required to be updated. It has also been noted that the site encroaches into Luggie Glen a Site of Importance for Nature Conservation (SINC) and given this a suitable buffer of 10m should be implemented between the development area and the SINC boundary. This has been attached as a condition to be included within the next stage of the planning process.

6.4 **NLC Education** has reviewed this application and confirmed that this service does not require a developer contribution at this time, however, should the number of units increase, or the development is not complete within a five-year period, they reserve the right to revisit the issue of developer Contributions at that time.

## **7. Representations**

7.1 Following the carrying out of the statutory notification and press advert 22 letters of representation were received within the consultation period. These comments are summarised as follows:

### **Miscellaneous**

The following comments, objections and support are not material to the assessment of a planning application;

- Proposal will negatively impact my property value
- The plans were not shared with homeowners at Burnside View during their sale and this would have resulted in people not purchasing houses here
- Domestic pets safety
- Loss of the view that was the biggest selling point to me when purchasing my property

### **Sitting and Amenity**

- Proximity of the proposed development to our boundary/property



- Depending on the level of the flats, we do not wish for it to be overlooking into our estates properties and blocking natural daylight.
- Affect our privacy in that we would probably be overlooked
- Overdevelopment in the area, local doctor surgeries, dentists, schools and nurseries are already struggling to accommodate
- Plans include construction of flats, this is not in keeping with the current properties in the area
- Capacity of existing infrastructure and the potential risk of flooding and water damage in the area

#### **Disruption during Construction**

- Cause disruption, as well as dust and mess to my property
- Disruption during construction stage
- Health issues caused by construction
- The volume of litter will increase and the litter left behind by the building companies will be dumped and left on the landscape

#### **Landscaping and Habitat**

- Impact on wildlife
- Removal of greenspace
- Loss of trees and vegetation which the area cannot afford to lose. If removed will there be replanting to offer screening for privacy.

#### **Flies**

- We also already have a huge issue with flies in the area and disturbing more land would most likely cause bigger issues
- SUDS pond propose directly behind my fence. The disturbance ground will cause there to be an influx of additional flies and then when the SUDS pond is functional, again this will attract more flies.

#### **Traffic and Connectivity**

- If this land was changed to residential use, the traffic will be even more busy which will eventually lead to traffic accidents and an increase in noise and air pollution
- Lack of pavements in the surrounding areas when walking into Coatbridge and also in the other direction

#### **Loss of employment/industrial Land**

- The council cannot allow for housing estate Burnside View to built on one condition and then change it two years later
- Loss of employment/industrial land which the proposed site is zoned for needs to be appropriately justified.
- The properties of NLC in terms of a focus on bringing jobs and businesses to the area, yet more residential properties in the area is not in the best interest of council tax paying residents already living here

## **8. Planning Assessment**

- 8.1 In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Policy Framework 4 (NPF4) and The North Lanarkshire Local Development Plan (NLLDP). Therefore, the proposal requires to be determined under the terms of the relevant policies within NPF4 and the North Lanarkshire Local Development Plan (NLLDP).

### **National Planning Framework 4 (NPF4)**

- 8.2 The introduction of NPF4 in February 2023 requires that these policies be taken into account in assessing all developments. The most appropriate of these are discussed below.

- **NPF4 Policy 1 (Tackling climate change and nature crises)**

Within the Planning Statement provided the applicant has provided a response to NPF Policies 1 & 2 and advises that the site is brownfield in nature and involves the re-use this site. They have stated that the proposal for residential use and is identified as suitable within this area based on its previous occupation by facilities associated with the neighbouring Sewage Purification Works and subsequently, employment development. The redevelopment will see a vacant site, allocated and consented for development brought into active use. The applicant argues that given the site lies close to existing services and amenities it can be accessed by sustainable modes of transport and given this, it is considered to contribute positively to policy 1 & 2 of NPF4. The detailed development of the site will be assessed through a matters specific in conditions (MSC) application and this will address the policy requirements in greater detail. As such it is considered that the development accords with this policy.

- **NPF4 Policy 2 (Climate mitigation and adaption)**

As indicated above, within the Planning Statement provided the applicant has provided a response to NPF Policies 1 & 2. In terms of this, the applicant states that the development proposals will be sited as designed to minimise lifecycle greenhouse gas emissions as far as possible. The detailed development of the site will be assessed through a matters specific in conditions (MSC) application and this will address the policy requirements in detail. As such it is considered that the development accords with this policy.

- **NPF4 Policy 3 (Biodiversity)**

An Ecological Appraisal has been submitted that concludes that there are no significant biodiversity impacts or potential for protected species on the site. Luggie Glen a Site of Importance for Nature Conservation (SINC) and is located to the south and east of the site. Given this, a suitable buffer of 10m should be implemented between the development area and the SINC boundary. This has been attached as a condition to be included within the next stage of the planning process. The landscaping scheme will also require to address biodiversity. As such it is considered that the development accords with this policy.

- **NPF4 Policy 13 (Sustainable Transport)**

Policy 13 will facilitate a transition towards more sustainable, lower emissions travel including active travel and public transport. The application site is located within a well-established urban area which is accessible to a range of bus services along both north and south sides of Glasgow Road. The site is also accessible to Bargeddie and Kirkwood train stations which can be accessed via existing foot/cycle path network. In terms of parking on site, the agent has stated that provisions can be made for vehicle parking including an appropriate level of EV charging as well as cycle parking and associated details will be addressed through a future detailed planning proposal. As such it is considered that the development accords with this policy.

- **Policy 14 (Design, Quality and Place)**

This policy intends to improve the quality of design within development proposals regardless of location and indicates that development proposals will be supported where they are consistent with the 6 qualities of successful places (healthy, pleasant, connected, distinctive, sustainable and adaptable).

The agent has stated within the Planning statement that they have provided this application is in principle only certain qualities can be met. In this case, the site is within the urban area, in close proximity to Coatbridge Town Centre and it benefits from good transport links, pedestrian and cycle connectivity through the existing network. Whilst the detailed design matters have not been addressed at this stage, it is considered that the proposal promotes sustainable transport use and can improve the quality of this area as the current site is considered unused. As such it is considered that the development accords with this policy.

- **Policy 23 (Health and safety)**

This policy is intended to protect existing activities that create noise from proposed noise sensitive development (like residential development) in terms of future residents complaining about noise. The Environmental Protection Act 1990 places a duty on Local Authorities to investigate noise complaints which could then in turn impact on the operation of the noise producing use. Policy 23(e) seeks to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

23(e) Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.

In this regard, a Noise Impact Assessment has been undertaken and been reviewed by NLC Protective Services and concluded that if planning permission was granted that detailed glazing and ventilation specification design for all properties requires to be submitted for review. This can be attached as a condition for this matter to be addressed in the future detailed planning proposal.

23(f) Suicide Prevention

In this regard, given that the application is in principle, only the principle of using the land for residential development has been assessed within this application. If this permission is granted then a further application would need to be submitted to assess matters of detail such as design, massing and external materials of the development. In terms of this development being designed to take into account suicide risk, these matters will be addressed in the next stage of the planning process. As such it is considered that the development accords with this policy.

- **Policy 15 (Local Living and 20 Minute Neighbourhoods)**

This policy intends to encourage, promote and facilitate the application of the Place Principle and create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options. In this case, the application site is not of a scale itself to form a 20-minute neighbourhood but it is clear that the site benefits from good transport links, pedestrian and cycle connectivity through the existing network. The agent has suggested in their Planning Statement that the proposal complies with aims of this policy.

As indicated above our assessment of this matter is that the development of itself is not a 20 minute neighbourhood but given its location it contributes strongly to local living. By way of example in terms of average walking times a google search would indicate average walking pace is between 80 – 107 metres per minute. The site is located within close proximity to several local facilities, using google maps as a tool we have assessed that the average walking times for the following facilities are:

- The Tesco Express located at Bank Street, Coatbridge is approximately a 18 minute walk
- Bank Street Dental Care is approximately a 20 minute walk
- Langloan Primary School, Bank Street, Coatbridge is approximately a 15 minute walk

- Kirkwood Train Station, is approximately a 18 minute walk

Taken the above, it is considered that the site is readily accessible to pedestrians. The time and distance measurements are taken from the middle of the proposed development site. These figures would support our assessment that this site would contribute strongly to local living and would be an attractive location to live in. As such the proposal complies with NPF4 Policy 15.

- **Policy 16 (Quality Homes)**

NPF4 Policy 16 sets out a distinct, new approach to planning for new homes across Scotland that aims to deliver more quality homes that meet diverse needs. Policy 16, Quality Homes, promotes a plan-led approach. The intent of the policy is to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

In terms of affordable housing, this site is not in an area where Affordable Housing is required within North Lanarkshire Local Plan. Given this there is no requirement for a housing development to facilitate affording housing on this site.

Part (f) of policy 16 states that development proposals for new homes on land not allocated for housing in the Local Development Plan (LDP) will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods
- iii. and either:
  - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
  - the proposal is consistent with policy on rural homes; or
  - the proposal is for smaller scale opportunities within an existing settlement boundary; or
  - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

The applicant has provided an agreed timetable for the sale of the site and anticipated build out. As permission in principle is being sought it is the applicant's intention to market the site as soon as practicable for residential development following any grant of permission with a view to realising a capital receipt at the earliest opportunity. Given the applicant does not intend to develop the site themselves this is considered sufficient at this stage. In terms of timescales to ensure that a planning permission in principle does not lapse the development of the site in detail needs to be progressed quickly. Firstly, through the submission of an MSC application and then with a site start being made and all of this needs to be achieved within 5 years. In addition to being an existing identified business site the site is also allocated as being within the general urban area. As such it is considered that residential use of the site is appropriate in principle and accords with the spatial strategy and other relevant policies including 20 minute neighbourhoods/local living (this has been covered above). The site has had permission for business use for a number of years but there has been no demand to build out the remainder of the site for this use. With regards to point iii) above the proposal is regarded as being for a smaller scale opportunity within an existing settlement boundary.

Taking account of the above therefore the development of the site for housing is considered to be consistent with the spatial strategy approved by the Council and is further supported by NPF4 Policy 16(f)

- **Policy 18 (Infrastructure)**

Development is required to take into account the capacity and additional needs for community services and facilities, as part of the infrastructure first approach set out in Policy 18. The agent has suggested that any infrastructure requirements will be set out, agreed and secured through an associated legal agreement. In this case, NLC Education has confirmed that there is no Developer Contribution required at this time.

- 8.3 In terms of the North Lanarkshire Local Development Plan, the site is identified as being a Business Site. The relevant policy being Business Development Sites PROM LOC2. This policy states that North Lanarkshire Council will support business development to Strategic and Local Business Centres in the plan and Industrial and Business Land Supply. The application site is also designated as is allocated as General Urban Area and is covered by Purpose of Place Policy PP3. Also, of relevance is Amount of Development AD 3 and Policies EDQ 1 – 3.
- 8.4 It is acknowledged that the proposed use of the land for housing does not comply with Business Development Sites PROM LOC2, however there is scope that this change can be considered acceptable. The agent has provided significant amount of information to show that the loss of this site as a Business location and for it to be used as Residential land is considered acceptable. Within the Employment Land Report, the agent has demonstrated that in 2022 according to the industrial land supply for Coatbridge there were a number of vacant sites (18 in total) and in June 2023 there were 14 industrial units and 9 offices spaces being marketed for lease or sale in Coatbridge. As such it is considered that there is merit in the argument advanced i.e. that there are significant sites available already within Coatbridge to be used for Businesses/industrial use such that the loss of this site is not significant and if the land is to be used for a different purpose then residential is the most obvious and appropriate use.
- 8.5 As stated above, the application site is also covered by Purpose of Place Policy PP3 General Urban Area and Amount of Development AD 3, these policies seek to maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with their residential character and encouraging diversity in more mixed-used areas. It is considered that in relation to the use of the site for residential development this has been demonstrated as an appropriate alternative use. The site has had permission since 2008 and there is a lack of demand for further office/business space in the locale. Residential development is considered to be an appropriate alternative use of this vacant site.
- 8.6 EDQ 1 POLICY (Site Appraisal) is also of relevance, this policy states that any proposed development will require to be appraised in terms of the site and its surroundings to ensure it will integrate successfully into the local area and avoid harm to neighbouring amenity. The matters to be addressed in the appraisal include but are not limited to criteria set out in the Local Development plan under policy EDQ 1 POLICY Site Appraisal. As noted earlier, the site was zoned as a Business Development Sites, however, in this instance the proposed change of use is considered acceptable given the location of the site, along with the fact that it has been demonstrated that the loss of a Business Development Site has been shown not to be significant as other sites/premises are available. The change of use from Employment land to Residential use has also been assessed the relevant policies within The National Planning Framework (NPF 4) and the proposal is considered to accord these the policies. As a proposed residential development, it is reasonable to state that the proposed development would generally be in keeping with the character of the surrounding area. Therefore, the site with considered design qualities set out in policy (EDQ 3) Quality of Development can accommodate such a residential development without significantly affecting the amenity of adjacent dwellings.
- 8.7 Policy EDQ 3 (Quality of Development) - this policy considers siting, overall layout, density, form, scale, height, massing, proportion, detailing, colour, materials considering successful integration into the local area and avoiding harm to the neighbouring amenity. This is discussed below. The agent proposes a variety of house types which are generally considered acceptable in terms of sitting and overall layout. Given this application is for planning in principle, at this stage of the planning process only the proposed use of the site has been considered i.e. the layout has not been assessed in detail. A further application is required and this will address the layout, scale, height, massing, proportion, detailing, colour, materials to ensure a successful integration into the local area and avoiding harm to the neighbouring amenity.

8.8 **Representations:** The matters raised in the letters of representation area addressed in turn below.

#### **Sitting and Amenity**

It is not considered that the development of the site for residential development at this location would have a significant detrimental effect on local services and amenities sufficient to warrant refusal of the application. Further details of the design of each dwelling will need to be assessed within a MSC planning application, however the location of the plots within the indicative Proposed Layout Plan shows that it will be possible to develop the site such that sufficient distances are achieved to ensure the new properties do not have a detrimental impact to the adjacent existing houses. If this application is approved, a condition has been recommended that deals with all drainage aspects for the site. This will require drainage facilities to be provided on site to treat and attenuate surface water (a SUDS system) and amongst other things this will prevent surface water running from the site onto the public road. Comments have been raised in terms of flats not being in keeping with the surrounding area. It is acknowledged that whilst there are no flatted dwellings within adjacent housing area there are flatted dwellings nearby on Bank Street. Flatted dwellings are not considered unusual within a residential development and in any MSC application the appropriateness of these (including position with the site, scale and mass) will be assessed in detail. The indicative layout shows these as being located fronting onto the main road beside the existing office pavilion so it is reasonable to assume at this stage these will have a similar massing to the existing office building.

#### **Disruption during Construction**

With every development there will be certain amount of disruption during construction, however, this is temporary only so not considered a sufficient reason to warrant refusal of the application. As noted above we have consulted NLC Protective Services and an informative will be added to this permission if approved, covering construction noise, site generated dust, imported materials, burning of waste materials, lighting on site and hours of operation to be in accordance with certain construction regulations.

#### **Landscaping and Habitat**

As stated above during the application process we consulted NLC Greenspace. The agent carried out an Ecological Report was undertaken in March 2023, this acknowledges that the survey was undertaken outwith the growing season but the survey did give indication of habitats found on the site. NLC Greenspace has accepted this report and have asked that if works do not commence within a year of this survey, then it is required to be updated. This has been attached as a condition if the application is granted. In terms of wildlife and trees being impacted due to this development, given that this site encroaches a SINC area, a condition has been attached for a buffer zone to be implemented in order to protect the SINC from physical development and post construction impacts such as fly tipping.

#### **Flies**

Concerns have been raised by residents in relation to flies with Viridor Watse Transfer being cited as the likely source. The disturbance of the ground and the proposed SUDS pond are cited as being a potential source for further flies. Ground disturbance and SUDS ponds are part and parcel of residential development and there is no evidence to indicate that this leads to an increase of flies in surrounding areas.

#### **Traffic and Connectivity**

It is not considered that the level of traffic generated from this proposed development would be sufficient to warrant a refusal of permission (it is noted the site has a valid permission for further business uses and is served by a dedicated road and roundabout). After consulting with NLC Traffic & Transportation whilst they have no objection to the development there are outstanding issues which need to be addressed within the next stage of the planning process, this includes introducing pavements to the site which will improve connectivity to the site and surrounding areas.

#### **Loss of employment/industrial Land**

It is acknowledged that the proposal does not comply with the Business Development Sites PROM LOC2 Policy however, as stated above in this case, the agent has provided significant evidence to show that this change from Business Development Site to Residential use is justified. Within the Employment Land Assessment which has been provided as part of this application, it is demonstrated that there are other sites available for Businesses use and this site can be considered acceptable for residential use. It is also acknowledged that given that the application site is located adjacent to an existing residential development then residential use is the most obvious alternative use.

## **9. Conclusions**

- 9.1 It is considered that the proposal represents a justifiable exception to Policy PROM LOC2 (Business Development Sites) and complies with Purpose of Place Policy PP 3 (General Urban Area) and Policies AD 3 (Amount of Development), EDQ 1(Site Appraisal) and Policy EDQ 3 (Quality of Development) in the North Lanarkshire Local Development Plan. Furthermore, the proposal complies with the relevant policies set out in National Planning Framework 4. As such it is recommended that planning permission in principle is to be granted subject to conditions.