

***North  
Lanarkshire  
Council***

Planning Applications for consideration  
of Planning Committee

Committee Date: 5<sup>th</sup> March 2026

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APPLICATIONS FOR PLANNING COMMITTEE

5th March 2026

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7-24	<a href="#">24/01250/PPP</a>	Macrocom (1023) Ltd	Residential Development with Associated Accesses and Roads, Car Parking, Landscaping and Associated Development (In Principle) Land At Rydenmains Road Glenmavis	Grant (P)
25-46	<a href="#">25/00603/FUL</a>	Miller Homes Ltd	Erection of Residential Development and Associated Works Site At Langmuir Road Bargeddie	Grant (P)

(P)

24/01250/PPP - legal agreement required in relation to education contribution

25/00603/FUL - legal agreement required in relation to education contribution and provision of a public footpath

**Application No:**

24/01250/PPP

**Proposed Development:**

Residential Development with Associated Accesses and Roads,  
Car Parking, Landscaping and Associated Development  
(In Principle)

**Site Address:**

Land At  
Rydenmains Road  
Glenmavis

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**Date Registered:**

19th December 2024

**Applicant:**

Macrocom (1023) Ltd  
251 Stirling Road  
Airdrie  
ML6 7SP

**Agent:**

Bidwells  
FAO Chris Pattison  
25 Old Burlington Street  
London  
W1S 3AN

**Application Level:**

Major Application

**Contrary to Development Plan:**

No

**Ward:**

08 Airdrie North  
Alan Beveridge, Sophia Coyle, Henry Emerson  
Dunbar, Richard Alan Sullivan,

**Representations:**

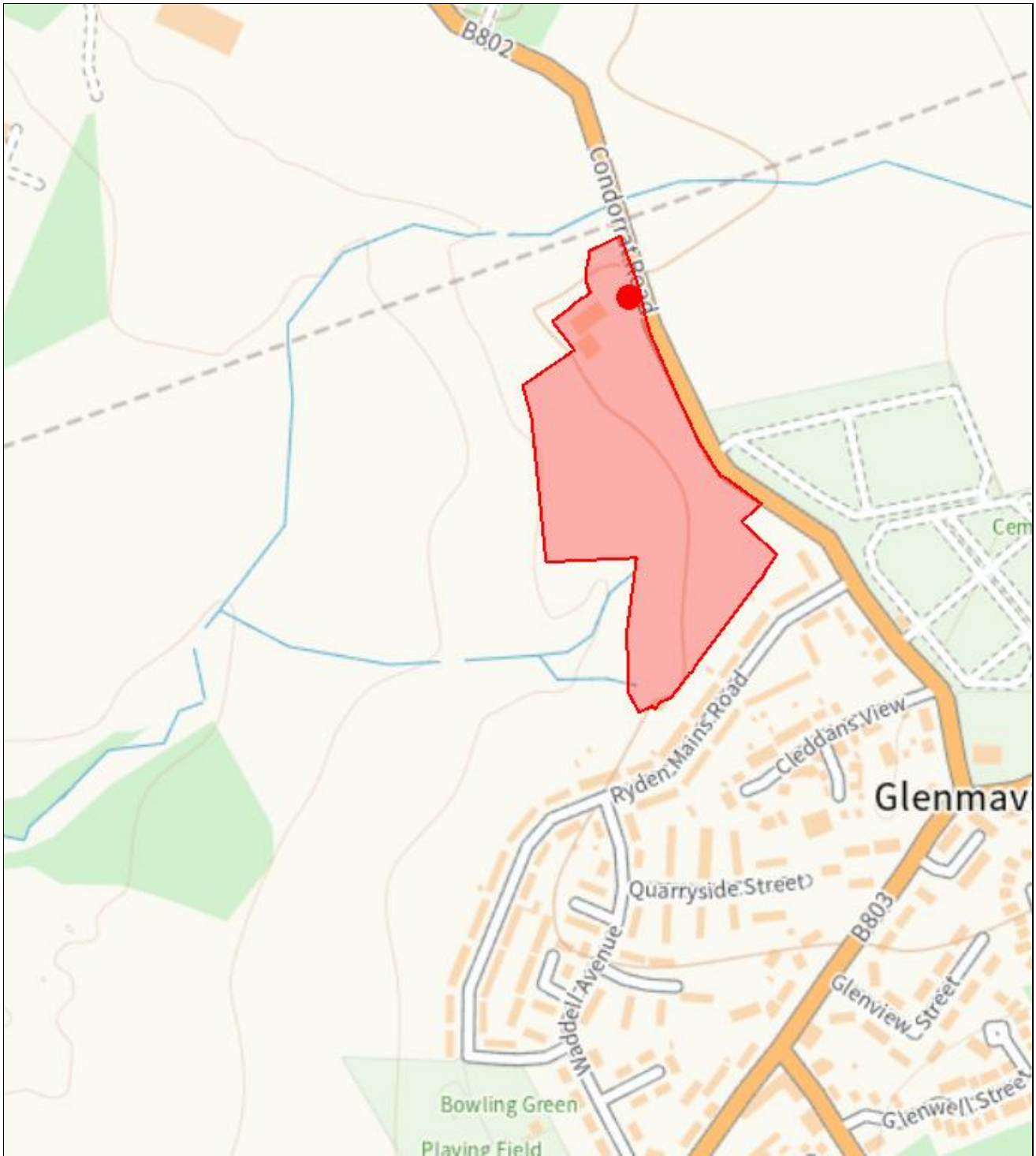
48 letter(s) of representation received.

**Recommendation:****Approve Subject to Conditions****Reasoned Justification:**

The proposed development is considered to accord with the Development Plan and in principle would not detract from the amenity and safety of the site or the wider area.

**Notes to Committee:**

If minded to approve, planning permission should not be issued until the developer has completed a Legal Agreement with the Planning Authority to secure a financial contribution towards local education



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**Planning Application: 24/01250/PPP**  
**Name (of applicant):**  
Macrocom (1023) Ltd  
**Site Address:**  
Land At  
Rydenmains Road  
Glenmavis  
**Development: Residential Development with Associated Accesses and Roads, Car Parking, Landscaping and Associated Development (In Principle)**



## Proposed Conditions:-

1. That before development of each phase of works starts, a further planning application for Approval of Matters Specified in Conditions (MSC) shall be submitted to the Planning Authority in respect of the following matters:-
  - (a) The siting, design and external appearance of all buildings and other structures;
  - (b) the means of access to the site;
  - (c) the layout of the site, including all roads, footways, and parking areas;
  - (d) the provision of public open space;
  - (e) the details of and timetable for the hard and soft landscaping of the site;
  - (f) details for management and maintenance of the areas identified in (d) and (e) above;
  - (g) the design and location of all boundary walls and fences;
  - (h) the phasing of the development;
  - (i) the provision of drainage works;
  - (j) the disposal of sewage;
  - (k) details of existing trees, shrubs and hedgerows to be retained and details of those to be removed;
  - (l) details of digital infrastructure with open access to providers;
  - (m) biodiversity enhancement plan;
  - (n) no dwelling shall exceed two storeys in height;
  - (o) the Council's Developers Guide to Open Space and Space around a Dwelling standards should be met;
  - (p) no direct frontage access or connection from dwellings onto Condorrat Road.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006.

2. For the avoidance of doubt, the indicative layouts as drawings or in reports which accompany the planning application are not approved and should not be taken as part of the planning permission.

Reason: To clarify the drawings on which this approval of permission is founded.

3. That notwithstanding the requirements of Condition (1) above, the matters specified by conditions Application to be submitted shall comply with the following requirements as stipulated by NLC Infrastructure and Transportation :-
  - Provide a minimum carriageway width of 6.7m along the length of Condorrat Road between Ryden Mains Road and the northern development site boundary;
  - Extend the 30mph speed limit on Condorrat Road from its existing location to the north side of Ryden Mains Road to the northern development site boundary. This would require promotion of a Traffic Regulation Order, which is subject to statutory procedures and consultation with no guarantee of the final outcome. Statutory procedures to promote the speed reduction to be undertaken by NLC whilst provision of signage etc., to be provided by the applicant;
  - Extend street lighting across the site frontage to NLC specification and provide suitable drainage on Condorrat Road across the site frontage;
  - Provide a 3.5m wide footway across the frontage of the site on the west side of Condorrat Road;
  - Provide a 2m wide footway link on the west side of Condorrat Road between the existing footway termination point and the proposed 3.5m wide footway at the site frontage. Provide a cross-section through the footway to demonstrate that this can be constructed;
  - Extend kerbline radius at Ryden Mains Road/Condorrat Road junction to construct kerb build-out and provide on-street parking bays;
  - Provide road markings on east side of Condorrat Road to formalise parallel on-street parking bays. Full detailed design of these measures should be provided for approval prior to commencement of works on-site and should be completed prior to occupation, or completion, of the first dwelling;
  - A visibility splay of 4.5m x 90m should be provided and maintained at points 1.05m above the level of the carriageway from the site access to Condorrat Road in both directions;
  - There should be no direct frontage access or connection from dwellings onto Condorrat Road;
  - The internal layout should be designed in accordance with Designing Streets principles;
  - Side slopes adjacent to adoptable roads to be to a maximum of 1:3 and there should be no retaining structures installed to support roads, footways or footpaths or influence their stability.
  - That each dwelling shall have its own in-curtilage parking area and shall be provided at the rate of 1-

2 bedroom = 2 spaces, 3-4 bedroom = 3 spaces, 5+ bedroom = 4 spaces, 1.5 spaces per 1-2 bedroom flat plus 30% visitor parking and parking bay dimensions should be 2.5m x 5m and in the form of layby parking;

- Driveways should be fully surface over at least 2m, preferably in its entirety and appropriate drainage shall be in place to prevent water from flowing onto the public road;
- Driveways should have a maximum gradient of 5% for the first 5m behind the road and any gates must open inwards towards the site.

Reason: To ensure that the site is suitably accessed and in the interests of road safety.

4. That, accept as may otherwise be agreed in writing by the planning authority and notwithstanding the requirements of Condition (1) above, the matters specified by conditions application to be submitted shall be accompanied by existing and proposed ground spot levels and section drawings including land beyond the site. Ground levels within the site should integrate successfully with surrounding ground levels within and external to the site. Land within the application site should transition naturally to neighbouring land without the use of retaining features.

Reason: To protect the amenity of neighbouring uses and the character of the surrounding area.

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 the British Standard Code of Practice BS 10175:2011 "The Investigation of Potentially Contaminated Sites". The report must include a site specific risk assessment of all relevant pollution linkages and be carried out in accordance with the Environment Agency publication, Model Procedures for the Management of Land Contamination CLR11. 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 verification report (signed by a Chartered Environmental Engineer) shall be submitted for approval in writing by the Planning Authority demonstrating and confirming that any remediation works have been carried out in accordance with the terms of the approved Remediation Strategy.

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

7. That PRIOR to the submission of any application seeking approval of a detailed layout for development at the site, a scheme of intrusive investigations shall have been carried out to locate recorded mine entry 275667-003 and to establish the risks posed to the proposed development by past shallow coal mining activity. These works shall be carried out in accordance with authoritative UK guidance. Any application seeking approval of a detailed layout of development shall be accompanied by the findings of this site investigation in the form of a detailed report and a proposed layout plan which identifies the position of recorded mine entry 275667-003 and a suitable 'no build' zone around this feature for written approval by the Planning Authority in consultation with the Mining Remediation Authority. Any remediation works deemed necessary to implement this development shall be outlined in this report.

Reason: To ensure the application site is or can be made stable for the development proposed.

8. That PRIOR to the commencement of development at the site (excluding the demolition of existing structures), any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary and identified by the site investigation required in terms of Condition 7, shall be implemented in full in order to ensure that the site is made safe and stable for the proposed development. These works shall be carried out in accordance with authoritative UK guidance. Prior to the first occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority in consultation with the Mining Remediation Authority for

approval in writing. This document shall confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure the application site has been made stable as per the written approval of the Mining Remedial Authority and in the interests of the safety and amenity of future residents.

9. That PRIOR to any works of any description being commenced on the application site, a Dust Control Management Plan shall be submitted for written approval by the Planning Authority in consultation with Environmental Health. Thereafter, all matters approved in writing shall be carried out in full until the last house within the site is occupied and construction works are complete at the site.

Reason: To ensure that dust generated as a result of the construction of any detailed application is controlled as approved and for the amenity of existing and future residents.

10. That notwithstanding the requirements of Condition (1) above, the matters specified by conditions application to be submitted shall be accompanied by a detailed Noise Impact Assessment Report for approval in writing by the Planning Authority in consultation with Environmental Health. This should comply with the requirements of the Council's Planning and Noise Supplementary Planning Guidance, should identify mitigation required and propose any necessary timetable and maintenance requirements. Thereafter, all matters approved and recommendations made as a result of this condition shall be carried out in full.

Reason: To ensure the amenity of future residents is protected in terms of noise.

11. That before any of the houses subject to noise mitigation are occupied, approved mitigation as a result of Condition 10 above shall be carried out in full with a validation report evidencing this and signed by an acoustic engineer submitted for written approval by the Planning Authority in consultation with Environmental Health.

Reason: To ensure approved noise mitigation has been carried out as approved.

12. That PRIOR to the submission of a further application, National Gas Transmission should be consulted to ensure that any detailed layout and any proposed demolition meets their safety requirements and procedures in terms of their High Pressure Gas Pipeline, infrastructure and safety distances. Specialist surveys may be required at the cost of the applicant/developer. Thereafter, all safety measures communicated/approved by National Gas Transmission shall be carried out in full and as stipulated.

Reason: To ensure National Gas Transmission required safety standards are met for a High Pressure Gas Pipeline.

13. That PRIOR to the submission of a further planning application for approval of matters specified in conditions, Scottish Power Energy Networks (SPEN) should be consulted to ensure that any detailed layout and proposed changes to ground levels meets their requirements in terms of distance from their existing infrastructure in the vicinity of the site.

Reason: To ensure SPEN's required safety standards are met for the safety of all residents.

14. That no development shall take place within the development area until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant, agreed by the local Archaeology Service and approved by the Planning Authority. The written response requires to be characterised by the following information:
  - The excavation of a series of four 10m by 2m trenches over known assets (15, 16, 17 and 15) to determine their presence or absence and any predecessor structures.
  - Basic Building recording and dendrochronological assessment of the upstanding elements of Asset 15;
  - 5% ground breaking exercise on those elements of the proposed development area not previously developed or destroyed by later activity;
  - If this exercise identifies sites or objects of merit there should be proposals for further works potentially including excavation, post-excavation, publication and archiving.

- The results should be made available to the local library in the form of hard copies and a presentation with the scope of this to be submitted for written approval by the council's archaeologist.

Reason: In the interests of protecting the natural and historic built environment.

15. That, accept as may otherwise be agreed in writing by the planning authority and notwithstanding the requirements of Condition (1) above, the matters specified by conditions application to be submitted shall be accompanied by an up to date ecology survey carried out by an appropriately qualified ecologist and shall be approved in writing by the Planning Authority. This shall identify any implications for measures and biodiversity protections and improvements. As a result of the surveys, should any remediation measures be required for the relocation or protection of any protected species, these shall be implemented in accordance with a timetable agreed in writing with the Planning Authority before works commence on the site. All recommendations, mitigation measures and protections approved as part of this condition shall be adhered to and carried out in full.

Reason: To ensure that ecology and habitat surveys are up to date and in compliance with up to date legislation that protects biodiversity, habitats, natural assets, wildlife and protected species.

16. That before the development hereby permitted starts, should any approved ecology reports submitted for the development hereby approved be expired, further surveys shall be undertaken and thereafter be submitted to and approved in writing by the Planning Authority. These shall identify any implications for species protected by statute, and where required, include additional surveys and all necessary mitigation measures and biodiversity protections and improvements. As a result of the surveys, should any remediation measures be required for the relocation or protection of any protected species, these shall be implemented in accordance with a timetable agreed in writing with the Planning Authority before works commence on the site. All recommendations, mitigation measures and protections approved as part of this condition shall be adhered to and carried out in full.

Reason: To ensure that ecology and habitat surveys are up to date and in compliance with up to date legislation that protects biodiversity, habitats, natural assets, wildlife and protected species.

17. That the application(s) for Matters Specified in Conditions, shall be supported by a drainage and flood risk assessment with reports submitted for written approval by the Planning Authority. Both reports should give due consideration to the culvert (Cullen Burn tributary) within the site, including an assessment of its condition and any flood risk implications, with evidence to show it will not be built over as part of the proposed detailed site layout to ensure it will be accessible for maintenance/repair. The Flood Risk Assessment should conclude with an adequate finished floor level, with the site layout, freeboard allowance and finished floor level to align with the industry standard. All SuDS serving the application site is to be designed and constructed to enable adoption for future maintenance by Scottish Water or a suitable factor as the SuDS will not be adopted by the council.

Reason: To ensure the design of the site has adequately addressed drainage and flooding.

18. That the application(s) for Matters Specified in Conditions, shall be supported by a surface water drainage scheme for written approval by the Planning Authority. This scheme shall require to be certified by a chartered civil engineer as complying with the most recent SEPA SUDS guidance.

Reason: To ensure that the drainage scheme complies with best SUDS practice to protect adjacent watercourses and groundwater, in the interests of the amenity and wellbeing of existing and future residents adjacent to and within the development site.

19. That the SUDS compliant surface water drainage scheme approved in terms of Condition 18 shall be implemented contemporaneously with the development in so far as is reasonably practical. Within three months of the construction of the SUDS, a certificate (signed by a Chartered Civil Engineer experienced in drainage works) shall be submitted to the Planning Authority confirming that the SUDS has been constructed in accordance with the relevant CIRIA Manual and the approved plans.

Reason: To safeguard adjacent watercourses and groundwater from pollution and in the interests of the

amenity and wellbeing of existing and future residents adjacent to and within the development site.

20. That before the development hereby permitted starts, the applicant shall provide written confirmation to the Planning Authority that all the requirements of Scottish Water, in terms of foul drainage and surface water have been fully met to demonstrate that the development will not have an impact on their assets, and that suitable infrastructure can be put in place to support the development.

Reason: To ensure that there is sufficient capacity in the sewerage and water supply systems to allow the residential development to proceed.

21. That before development commencing on site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Planning Authority. In the interest of clarity the CEMP should adequately characterise the risks that the construction works pose to the surrounding greenbelt, the existing water environment or the key environmental receptors and incorporate detailed pollution prevention and mitigation measures for all construction elements potentially capable of giving rise to pollution during all phases of construction and reinstatement after construction in line with SEPA guidance.

Reason: To ensure suitable pollution prevention measures are in place prior to construction to protect the greenbelt and the water environment.

22. That notwithstanding the requirements of Condition (1) above in relation to Play Areas, the matters specified by conditions application to be submitted shall comply with the provision of equipped play areas and recreation space in accordance with current council standards. This shall include;
  - (i) a 30 metre buffer zone measured at ground level horizontally from below the outside wire of overhead transmission lines that go across the site;
  - (ii) details of the type and location of play equipment, seating and litter bins to be situated within the equipped play areas;
  - (iii) details of the surface treatment of play areas, including the location and type of safety surface to be installed;
  - (iv) details of any fences to be erected around play areas,
  - (v) details of a DDA compliant access;
  - (vi) a timetable for the implementation of the play areas within the site.

Reason: To ensure the provision of adequate play facilities within the site.

**Background Papers:**

**Consultation Responses:**

Traffic & Transportation 16.1.25, 27.1.25, 19.2.25, 17.6.25, 5.12.25 and 23.1.26.  
NLC Water Management Team 23.1.26.  
Coal Mining Remediation Authority 30.12.24.  
Environmental Health (including Pollution Control) 23.1.25.  
National Gas 21.1.25, 14.4.25 and 23.10.25.  
Scottish Water 8.1.25.  
NLC Greenspace 11.2.25, 10.2.26, 17.2.26 and 18.2.26.  
Estates Team 7.1.25.  
Scottish Power Environmental Planning 16.4.25 and 1.7.25.  
Assistant Community Partnership Manager 27.1.25,  
Education 21.5.25.  
Archaeology Service 23.12.24.  
Health and Safety 17.1.25

**Contact Information:**

Any person wishing to inspect these documents should contact Lisa Smith at 01236 632487.

**Report Date:**

4th February 2026

## APPLICATION NO. 24/01250/PPP

### REPORT

#### 1. Site Description

- 1.1 The application site is located north of Rydenmains Road and West of Condorrat Road. Immediately north and west of the site is greenbelt with the settlement of Glenmavis immediately south and east including a cemetery which is directly across Condorrat Road from the site. The site is currently the operational Rydenmains Farm with has several barns/structures for cows and associated infrastructure but no residential accommodation. The site has no right of way access to it as a green space for recreational purposes.
- 1.2 The highest point of the site is at the north boundary where existing farm buildings are located and from here and at the east boundary facing Condorrat Road the site slopes down different directions towards its west and south boundary but also has undulating ground within it. A culvert exists within the site that creates a burn that flows according to mapping west and east.
- 1.3 The site is allocated in the North Lanarkshire Local Development Plan (LDP) as a Housing Development Site and within the General Urban Area as part of the LDP examination process by the Scottish Government's Directorate for Planning and Environmental Appeals.

#### 2. Proposed Development

- 2.1 The proposed development is an 'in principle permission' for a residential development with associated infrastructure and provisions expected for this type of development.

#### 3. Applicant's Supporting Information

- 3.1 The following information has been submitted to support the application:
- Air Quality Assessment
  - Archaeology and Heritage Impact Assessment
  - Biodiversity Positive Report
  - Coal Mining Risk Assessment
  - Landscape Statement
  - Noise Assessment
  - Planning Statement
  - Transport Assessment
  - Drainage Strategy
  - Flood Risk Assessment
  - Pre Application Consultation Report
  - Preliminary Ecological Survey
  - Vehicle Movements Technical Note
- 3.2 The application was submitted with a detailed proposed layout plan and following discussion with the applicant in relation to this detail, it was recognised that the site's ground levels and the culvert will constrain the number of houses that can be accommodated within the site and indicative layouts within the submission would not meet all consultee requirements or planning standards in terms of residential amenity. It was also considered that a coal mining legacy within the site may also act as a further constraint. For these reasons planning condition 2 sets out that the indicative layouts shown in drawings or reports which accompanied the planning application are not approved and should not be taken as an appropriate layout for the site.

#### 4. Site History

- 4.1 There are two applications relevant to the site:
- 23/01330/PAN Residential development comprising residential units associated accesses and roads, car parking, landscaping and associated development (Proposal of Application Notice).
  - 24/00049/EIASCR - Residential development comprising residential units associated accesses and

roads, car parking, landscaping and associated infrastructure (EIA screening request).

## **5. Development Plan**

- 5.1 The Development Plan now consists of National Planning Framework 4 (NPF 4) and the North Lanarkshire Local Development Plan. NPF 4 was adopted by the Scottish Parliament on 13 February 2023 and prevails over any policies in the Local Development Plan that are incompatible with its aims and objectives.
- 5.2 The following development plan policies are considered most relevant to the assessment of the proposal as the site is designated as a Housing Development Site and within the General Urban Area:

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

Policy 1 Tackling the climate and nature crisis  
Policy 2 Climate mitigation and adaptation  
Policy 3 Biodiversity  
Policy 4 Natural Places  
Policy 5 Soils  
Policy 12 Zero Waste  
Policy 13 Sustainable Transport  
Policy 14 Design, Quality and Place  
Policy 15 Local Living and 20 minute Neighbourhoods  
Policy 16 Quality Homes  
Policy 18 Infrastructure First  
Policy 21 Play, Recreation and Sport  
Policy 22 Flood Risk and Water Management  
Policy 23 Health and Safety  
Policy 24 Digital Infrastructure

### **North Lanarkshire Local Development Plan (2022) (LDP)**

PROM LOC 3 – Housing Development Sites.  
PP3 - General Urban Area.  
AD 3 – Amount of Development.  
PROT A Category A5 – Protected Species.  
EDQ 1 – Site Appraisal.  
EDQ 2 – Special Features for Consideration.  
EDQ 3 – Quality of Development.  
CI – Contributions to Infrastructure.

## **6. Consultations**

- 6.1 Archaeology  
A Heritage Impact Assessment submitted has been reviewed by the council's Archaeologist. The Archaeologist agreed with the assessment which identified that the proposed development has the potential to impact on both existing and previously unknown archaeological remains. If the development does proceed, a planning condition should be attached to ensure that in advance of any works, a required programme of archaeological works is undertaken with findings and further sign off required by the council's Archaeologist.
- 6.2 The Mining Remediation Authority  
The Mining Remediation Authority agreed with the findings of the Coal Mining Risk Assessment submitted. However they state that there is uncertainty about the location of mine entries within the site and also requested planning conditions and specific informatives be added to any permission. Their view is that intrusive investigations should be carried out prior to the formulation of a detailed site layout in order to locate the recorded mine entry and to establish the extent of its potential zone of influence. Their consultation was provided to the applicant and any developer should read this in full prior to any investigations at the site. Planning conditions/informatives requested will be in place for this permission.

- 6.3 Scottish Water  
Scottish Water has no objection to this planning application and their consultation response has been provided to the applicant in terms of stated Scottish Water requirements that sit outwith planning considerations or control.
- 6.4 Health and Safety Executive Check  
The Health and Safety Executive did not advise against the proposed development on safety Grounds. However they did identify that the application site was within the consultation distance of National Gas Pipeline 795\_2182 Major Hazard Pipeline. National Gas Transmission were consulted and their response is detailed below.
- 6.5 National Gas Transmission(NGT)  
National Gas Transmission initially objected, however following a specialist survey, this objection was withdrawn for the initial indicative layout. However, as there are required safety distances for a High Pressure Gas Pipeline, a further assessment will be required for any future application with the costs of any survey payable by the developer/applicant but undertaken by NGT. All work at the site must be carried out in accordance with NGT specification T/SP/SSW/22 with the applicant in receipt of safety guidelines. Other important matters were highlighted including amongst other things, encroachment within NGT's easement strip for the pipeline and no demolition within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline with expert advice to be sought via National Gas Transmission.
- 6.6 NLC Greenspace  
Greenspace have accepted the findings of the Preliminary Ecology Survey and additional information submitted, with no specific considerations for protected species at this time. They do not agree with the Biodiversity Net Gain Assessment submitted due to some of the proposed provision being within the proposed private gardens. The applicant has been advised of this and the need to demonstrate appropriate enhanced biodiversity as is required by the Development Plan. Planning conditions are therefore attached to ensure this is demonstrated and that an up to date Preliminary Ecological Survey is submitted with any further application made.
- 6.7 Scottish Power Energy Works (SPEN)  
Scottish Power Energy Works (SPEN) initially objected however withdrew this objection subject to any proposed development maintaining the required safety distances, specifically a minimum of 30 metres from the centre line of their nearest electricity transmission tower from any proposed house plot. A planning condition will be in place for this matter.
- 6.8 NLC Education  
Education confirmed that the proposed development lies within the catchment area of New Monkland Primary and St Serf's Primary schools in Airdrie with pupils ordinarily transferring to Airdrie Academy and St Margaret's High School for secondary provision. A capacity constraint is anticipated for secondary school provision with a contribution required of £85,603 related to 120 units. As a result, a S75 legal agreement would be required to control this matter should this proposal be approved.
- 6.9 NLC Community Matters  
Community Matters confirmed that play provision will be required on site due to the location of the site not allowing offsite provision. Any detailed application will require to meet current council standards for play provision. It was also highlighted that the overhead transmission line that crosses the north of the site is subject to industry recommendations which do not encourage any built development immediately beneath a transmission line. For safety reasons play areas are recommended to be located as far away as practically possible from any overhead transmission lines with play areas for unsupervised children requiring a 30 metre buffer zone (measured at ground level horizontally from below the outside wire of the overhead transmission line). This matter can be controlled by condition.
- 6.10 NLC Infrastructure and Transportation  
Infrastructure and Transportation raised no objections subject to matters including, but not limited to visibility splays, footways, road widths, speed limit, stopping sight distance, kerb line radius, road markings for parking bays east of Condorrat Road, Designing Streets, Street Engineering Review, vehicle tracking for all service vehicles, swept path analysis for refuse vehicles, adoptable road slide

slope standards, slopes adjacent to adoptable roads to be to a maximum of 1:3 and council parking standards to be met. These matters can be controlled by condition.

#### 6.11 NLC Water Management

The Council's Water Management service advised that whilst a Flood Risk Assessment (FRA) has been submitted, it recommended a design revision be sought related to detailed aspects that are not required to be included for the type of application submitted.

These concerns were raised due to the location of the proposed development directly over a culverted section of the Cullen Burn tributary. The Council's Water Management service stated that it is not good practice to build over a culvert as there would be difficulty in carrying out repair/maintenance works below buildings ensuring that flows were maintained. Additionally, if an assessment determines the condition of the culvert poses significant flood risk implications and that the riparian owner is unable/unwilling to carry these out, the Council may be required to undertake these works, at the Council's expense.

The recommendation is that any site layout, take cognisance of the culvert, have an appropriate freeboard allowance and finished floor level to align with the industry standard. All SuDS serving the application site should be designed and constructed to enable adoption for future maintenance by Scottish Water or a suitable factor. SuDS will not be considered for adoption by the Council.

The above matters can be controlled by condition

#### 6.12 NLC Environmental Services (Pollution Control)

Pollution Control reviewed reports on air quality and noise and had no objections to the reports submitted or these matters, subject to planning conditions being put in place to control dust and noise. It was also requested that a comprehensive site investigation be carried out.

### **7. Representations**

- 7.1 48 letters of representation have been received including an objection from Cllr Beveridge and Glenmavis Community Council. Some of the representations are from the same address which the delegated scheme for the council sets out is counted as one objection and thus reduces the number of representations to 38.

Comment – Request made from an objector to be able to discuss their objections and the proposed development at any meeting about the development.

Response – This request does not meet the criteria for a hearing to be conducted at Committee as the site relates to an allocated housing site in the local development plan and the criteria for objection have not been met.

Comment – I object to the granting of this consent as I attended both pre-application consultation events and do not accept that the consultation was meaningful, they were informing and not consulting with no feedback received on points raised. The applicant has failed to follow the requirements for this process. A revised PAC report should be submitted and explain where comments were not acted on with an explanation as to why.

Response – Scottish Government guidelines for this consultation process set out that whilst the objective is to ensure communities are better informed and have an opportunity to contribute their views, the prospective applicant is not obliged to take on board community views, or directly reflect them in any subsequent application. They state that as with any application for planning permission, the applicant has the right to choose what they wish to apply for. It is considered that the applicant has submitted a Pre-application Report that meets the required guidelines.

Comment – The proposed site is greenbelt and is home to much wildlife and a natural spring with winter geese migrating to it for a number of years. Wildlife, countryside, green belt and agricultural land should be conserved for the health of people as well as the environment. Has an ecological study been verified and due consideration given to all wildlife/protected species at the site. Wildlife is seen as collateral damage to planners, councillors & government. This is a precious green belt area valued by locals. A

decision on the proposal should not be made until the full assessment of impacts is conducted and mitigation and enhancements are identified.

Response - The site was allocated as a Housing Allocation site by the Scottish Government's Directorate for Planning and Environmental Appeals during the examination of the currently adopted North Lanarkshire Local Development Plan which removed the area from being designated as green belt. An ecology report has been submitted and this has been assessed by the Council's Greenspace Service. The application submitted is a permission in principle and any detailed application will require to demonstrate mitigations and enhancement as required by the Development Plan. The Development Plan consists of National Planning Framework 4 (NPF 4) and the North Lanarkshire Local Development Plan (NLLDP). It is considered that the impact of the development on the environment can be controlled by conditions.

Comment - North Lanarkshire signed up to the Clyde Climate Forest and Net Zero 2030 targets. What is the net carbon footprint from assembly line to construction and then thereafter, the output of each property owner in the planned construction of 120 homes on green belt land. An Environmental Impact Assessment (EIA) must be carried out.

Report – As stated previously the site is designated as a Housing Allocation site which in effect establishes the principle of a Housing Development at the site. An EIA is not required for this development and there is no requirement or remit for the planning process to establish the carbon footprint of this application for planning permission in principle.

Comment – Allocation for this site in the Local Development Plan (LDP) is a failing as it has not identified if existing infrastructure in Glenmavis can accommodate it including schools, demand for local emergency services, employment and 15 minute town policy. The applicant should be required to demonstrate adequate provision for schooling, health and social care, public transport and drains. Existing families cannot get places in the local nursery and primary school with insufficient internal or external space for the number of pupils attending. The community centre is earmarked for closure with the Church a further closure possibility. The Council should consider whether the application site should be identified for a new Primary School, and not solely for housing. Who will pay the increased requirements for facilities, teachers, cleaners, meals etc. Glenboig has a new school and integrated community facilities with a secondary school planned, Glenmavis is of a similar size and this type of integrated facility will make community facilities feasible.

Response – As advised previously, this site was allocated in the LDP as a Housing Allocation site by the Scottish Government's DPEA examination of the LDP and it is therefore considered that the principle of the development has been established as acceptable. However, it is recognised that there is a need for a developer's contribution for secondary education provision. This matter can be controlled by Legal Agreement.

Comment – Could the developer consider an outdoor play area, football/recreational facilities for children to compensate for the lack of provision as the existing Primary School.

Response – There are guidelines for the provision of play/recreation space within a proposed housing development site with NPF 4 policy 21 reinforcing this. Scottish Government guidelines set out a series of tests which govern what can be requested as part of a development. No detrimental impact has been identified for the existing primary school and therefore the provision of play/recreation for the application site will require to meet the council's standards as it applies only for any housing development proposed.

Comment – Village Area was originally small and is turning into a concrete jungle which is overpopulated with limited public transport. No evidence that more large unaffordable houses required with more of a need for social housing and/or housing to meet the current aging population of the area with different types of housing considered to meet the best needs of the demographic of the area. When was the last study into affordable homes for the area? Development should be built on areas where there is no greenery/wildlife to disturb with Airdrie Town Centre having derelict land for use plus excellent commuting provisions. Design of site could be considered which minimises built development, maximises outdoor green space, maximises outdoor and indoor communal living/use of space, discourages car usage, maximises access by foot and non-vehicular means to the wider area

and maximises green sustainable approaches.

Response – There is currently no identified need for affordable housing in the Glenmavis area and, as such, the Planning Authority cannot require a developer to make this provision. Current policies used to assess development does not allow the Planning Authority to specify types of houses or redirect proposed development to another site not proposed by the applicant.

Comment - It is incumbent on the Local Authority to have exercised, and to re-exercise now, the vision needed to support the balanced viable future development of Glenmavis village. This is something that has been completely missed with the recently revised Local Plan prepared and finalised under the constraints of the pandemic. If the Planning Authority should choose to grant this Consent, even with conditions, then it should be known that I will appeal to Scottish Government to have that Consent overturned and for a decision to be made requiring the Authority to revisit and revise their Local Plan.

Response – The North Lanarkshire Local Development Plan was examined by the Scottish Government with them authorising its adoption. In terms of appealing a planning permission there is currently no third party right of appeal.

Comment – How can this be approved when the number of houses shown at the consultation was less than being proposed in this application. The site cannot accommodate 120 houses and is overdevelopment. This application should be paused until full impacts of the east Airdrie Link Road and the 500 houses associated with it is complete.

Response – The application is in principle which does not grant the number of houses that can be built on a site. As such the number of houses that can be accommodated on the application site will not be known until a detailed application or further application obtains planning permission. The East Airdrie Link Road proposal itself does not include the development of houses and the Planning Authority cannot defer the assessment and determination of the application as suggested.

Comment – Traffic volumes currently high in the area and roads full to capacity and impacts on road traffic safety is questioned. Houses proposed will generate more car journeys and little spend in the local economy. Large trucks accessing area and constant roadworks due to other housing developments and existing roads in a poor state as a result. Will the proposal, if approved, provide speed restriction devices?

Response – The Councils Infrastructure and Transportation service confirmed that a Transport Assessment for the application site demonstrated that development traffic generated by the site will not have a material impact on the surrounding road network and that currently no mitigation is required.

Comment: Concern raised about possible impacts on power to the village as a result of the new development and queries if this matter had been considered against climate change and the need to rely on green energy.

Response – The proposed development relates to an allocated housing site. It is therefore considered to be a sustainable site in terms of its location, in that it supports the development plan's spatial strategy of compact urban growth. As this application is for planning permission in principle there is no detail provided on the green credentials of the housing that would be sought. This matter can be controlled by planning condition. No development could be brought forward without adequate power supply.

Comment: Development will have detrimental impact on amenity, privacy and view we currently enjoy and this will reduce the value of homes. Construction works will be detrimental to existing houses due to ground movement. Prior to the application the architect for the project committed to provide drawings showing the height of proposed houses versus existing to allow impacts to be understood.

Response- In principle permissions are not required to have detailed design drawings. Should permission be granted detailed drawings of the proposed housing would be required with any application submitted. The application would be advertised and adjoining neighbours would be notified of this and would have the opportunity to make comment then. Any representations lodged would be

fully assessed. In terms of construction works, reduction in value of homes and the protection of existing views these are not matters that can be included within the assessment of a planning application. All works on a construction site are subject to separate requirements that sit out with the remit of the planning authority.

Comment: Flooding will increase to the already flooded area outside the site at the cemetery gates and to the rear of 40-52 Rydenmains Road. Replacing greenbelt with tarmac and building over a natural burn does not absorb water like properties or trees and grass.

Response: A Flood Risk Assessment and Drainage Strategy was assessed with advice provided by the Council's Water Management Team which will require to be addressed in any further application submitted.

Comment: Pressure on water and sewage infrastructure will be unacceptable with risk of leaks and contamination. The development lies below the existing sewer line with need for pumping station which could fail and result in sewage overflow plus noise from the pumping station. The inclusion of a SUDs and extent of hard surfaces will increase the amount and speed of water off the site and increase risk of contamination if not properly maintained. Any outline consent should include a condition requiring the provision of a gravity based drainage system, compliant with current standards.

Response: Scottish Water have not objected to the development and any development will require to adhere to the separate processes and legislation that cover these matters.

Comment: The neighbour notification list and plan does not identify the owners and occupants of application site and this affects the accurate description of the proposed development.

Response: The neighbour notification list does not perform that role, however the ownership declaration is within the planning application form which can be viewed publicly.

- 7.2 Two letters of support were submitted in relation to this application. In summary they stated that the proposal will have enhanced energy efficiency and provide family homes and apartments for single households to address the current undersupply of homes in the area. Proposed houses will be built sustainably and be environmentally responsible. It will enhance the village by providing a pleasing gateway to the village and preserve the areas distinctive character. It will encourage a reduction in average road speeds and represents a sustainable and minimally disruptive way to expand Glenmavis. It will stimulate economic growth and provide job opportunities at the construction phase and from new residents.

Response: Points made are noted. These comments however largely relate to the submission of an application for the details of the proposed housing.

## **8. Planning Assessment**

- 8.1 Under Sections 25(1) (a) and 37(2) 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. The statutory development plan for North Lanarkshire currently consists of National Planning Framework 4 (NPF4) and the North Lanarkshire Local Development Plan 2022 (LDP). NPF4 was adopted by the Scottish Government in February 2023 and prevails over any policies in the Local Development Plan that are incompatible with its aims and objectives. With regard to decision making, development that accords with the Development Plan should be approved unless the adverse effects of doing so would significantly and demonstrably outweigh any benefits that the development could expect to deliver.

### **8.2 National Planning Framework 4 (NPF 4)**

NPF4 Policy 1 Tackling the Climate and Nature Crises states that when assessing development proposals, significant weight will be given to tackling these crises and Policy 2 Climate Mitigation and Adaptation requires that development minimise greenhouse gas emissions and promote energy efficiency and renewable energy. The site relates to an allocated housing site and is located within the General Urban Area within the North Lanarkshire Local Development Plan. It is therefore considered to be a sustainable site in terms of its location, in that it supports the development plan's spatial strategy of

compact urban growth. The site is not covered by any national or local nature designations, and a Preliminary Ecological Assessment supporting the application concludes that the site is unlikely to raise any significant biodiversity issues. Matters of enhancing biodiversity net gain through development of the site and protecting ecology can be controlled by condition. Surface water and drainage can also be controlled by condition and any Sustainable Urban Drainage Systems would be required to take account of future climate change. Overall, it is considered that the proposal can comply with the main principles of Policy 1 and Policy 2

- 8.3 NPF4 Policy 3 Biodiversity requires major development proposals to conserve, restore and enhance biodiversity and Policy 4 Natural Places that development shall not have an unacceptable impact on the natural environment. The Preliminary Ecological Assessment submitted with the application shows limited ecological value across the site due to its current use for agricultural grazing. It is considered that appropriate biodiversity enhancements through the introduction of habitat rich tree, shrub and grass planting can be secured by condition and that conditions can be imposed to ensure that any development that comes forward is designed in a manner that protects the adjoining landscape. On this basis it is considered that the application can accord with Policies 2 and 4 of NPF4.
- 8.4 In terms of NPF 4 Policy 5 Soils, the site is not regarded to be prime agricultural land and has an agricultural classification of 4.2 – ‘Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.’ There are no recorded entries of soils within the site that require further consideration or specific protection.
- 8.5 NPF4 Policy 12 Zero Waste seeks to reduce, reuse or recycle materials in line with the waste hierarchy. The development of this allocated housing site would require to meet Council standards.
- 8.6 NPF4 Policy 13 Sustainable Transport seeks to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. This can be controlled by planning condition. As such it is considered that the development accords with this policy.
- 8.7 NPF4 Policy 14 Design, Quality and Place seeks to ensure that developments are of a good design, are not detrimental to the amenity of the surrounding area and are consistent with the 6 qualities of successful places – Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. It is considered that an appropriate development could be brought forward for the site and this would be controlled through the submission of a further application. However, it should be noted that the indicative layouts submitted with the application were considered inappropriate and a planning condition is attached to control this matter.
- 8.8 This further application which would provide the details of the development would need to address amongst other things, the protection of the amenity of existing neighbouring uses, meet garden ground, parking, play and recreational space standards, window to window distance guidelines, protect and enhance biodiversity as well as protect the landscape character of the area directly surrounding the site including the adjacent green belt. Ground levels and possible proposals relating to them, were discussed in detail during the assessment process and a planning condition is attached to ensure that the site integrates well with neighbouring land and that a natural transition between the site and neighbouring land is formed. This matter was set out by the DPEA as part of their LDP allocation of the site stating that any design should be carefully considered to ensure it will ‘...respect the immediate surrounding topography’.
- 8.9 It is considered that should this application in principle be approved the follow on application will provide the information required to be able to assess the impact of the development in terms of height and proximity of houses to neighbouring houses adjacent to the site.
- 8.10 NPF4 Policy 15 Local Living and 20 Minute Neighbourhoods sets out that to establish this form of living consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area. The proposed development relates to an allocated housing site within the Local Development Plan and is therefore considered to be in a sustainable location.
- 8.11 NPF4 Policy 16 Quality Homes supports new homes on land allocated for housing in Local Development Plans and sets out various requirements including and not limited to meeting local housing requirements, providing or enhancing local infrastructure, facilities or services and improving the residential amenity of

the surrounding area. As such the principle of housing is considered acceptable, subject to the attached conditions being met in the submission of any further application.

- 8.12 NPF 4 Policy 18 Infrastructure First supports developments that provide (or contribute to) infrastructure in line with that identified in LDPs and their delivery programmes. The site is an allocated housing site within the LDP with a contribution required to compensate for impact on Education in the area. This can be controlled by Legal Agreement. As such it is considered that the development accords with this policy.
- 8.13 NPF 4 Policy 21 Play, Recreation and Sport looks to encourage, promote and facilitate spaces and opportunities for play, recreation and sport. This can be controlled by planning condition. As such it is considered that the development accords with this policy.
- 8.14 NPF 4 Policy 22 Flood Risk and Water Management seeks to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. The Council's Water Management Service raised concerns regarding the evidence provided by the applicant in respect of development of the site. However it was accepted that subject to the submission of satisfactory details to demonstrate that the site layout takes into cognisance the culvert through the site, the development has an appropriate freeboard allowance and finished floor level to align with the industry standard and that SuDS serving the application site can be designed and constructed to enable adoption for future maintenance by Scottish Water or a suitable factor they had no objection. It is considered that these matters can be controlled by condition and the proposed development would be able to comply with this policy.
- 8.15 NPF4 Policy 23 Health and Safety 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. It is recognised that the site has certain constraints and the development of the site will require to take into account the stand off distances required for the high pressure gas pipeline and the electricity transmission towers to the north and that the location of the recorded mine entry and its zone of influence will require to be established. This can be controlled by planning condition. As these matters can be controlled by condition it is considered that the development accords with this policy.
- 8.16 Policy 24 Digital Infrastructure supports development that provides future proofing by ensuring that appropriate ducting is in place within new development sites that can be used by different broadband providers and the like. An appropriate condition has been imposed to control this matter.
- 8.17 North Lanarkshire Local Development Plan  
The site is allocated for housing under policy PROM LOC 3 Housing Development Site in the North Lanarkshire Local Development Plan and is zoned as PP3 Purpose of Place General Urban Area which seeks to encourage development in keeping with their residential character. The proposed development of the site for housing in principle therefore accords with both PROM LOC 3 and PP3 in terms of land use subject to further more detailed site considerations. In terms of policy AD3 Amount of Development no further assessment is required for the proposed use.
- 8.18 CI Contributions to Infrastructure seeks to secure developer contributions for new developments, that, individually or cumulatively, generate a requirement for new or enhanced infrastructure services. NLC Education has requested a financial contribution to support the School Estate and this can be controlled by Section 75 Legal Agreement. As the number of units that can be accommodated within the site requires to be established through the submission of a further application the developers contribution will reflect that impact and can be controlled through the Legal Agreement.
- 8.19 Policy EDQ1 Site Appraisal states that a proposed development will 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 assessment of the initial indicative layout submitted with the application has demonstrated that the number of houses shown could not be accommodated on the site for a number of reasons including, but not exhaustive of, existing ground levels, an existing culvert, requirements of consultees and the need to adhere to industry standards and guidelines as well as the requirements of the Development Plan. Furthermore, the location of a mine entry and its zone of influence within the site has also still to be established and this is likely to have a bearing on any residential layout proposed. However, as these matters can be controlled by condition it is not considered that these constraints would prevent the site from being developed for housing and therefore the principle of the development is acceptable.

Thereafter if approved the residential layout and the density appropriate can then be assessed through the submission of a further planning application.

- 8.20 Policy EDQ2 Specific Features for Consideration states that consideration will be given to development in areas subject to hazards (hazardous zones) and other specific features such as in accordance with plans and protocols of the relevant managing agencies. In this case Flood Risk, Contaminated Land and Ground Instability (Coal Mining) are considered. These matters have been considered above in terms of the consultation responses received and the assessment of NPF4 Policies 22 and 23. Subject to the attached conditions to manage impacts it is considered that the proposed development of the site for housing can accord with Policy EDQ2.
- 8.21 In terms of Policy EDQ3 Quality of Development, it is considered that the scale, density, design and overall layout of the proposed housing development can be controlled through the assessment of a further application that would bring forward the detail of the scheme and that subject to addressing the requirements of the attached conditions the principle of the development is acceptable. On this basis the application is considered to accord with Policy EDQ3.
- 8.22 In terms of PROT A, NLC Greenspace accepted the findings of the applicant's Preliminary Ecology Survey and additional information submitted, with no specific considerations for protected species required at this time. Any further application submitted will require to be accompanied by an updated Preliminary Ecological Survey and any additional surveys it identifies as being required.
- 8.23 In terms of representations received whilst there has been a large number of objections, there are no material considerations that emerge that would justify refusal of the application made.

## **9. Conclusion**

- 9.1 The application relates to an allocated housing site and forms part of the Housing Land Supply. The assessment set out in this report has demonstrated that the matters of the Development Plan, its policies and requirements have been met by this application for planning permission in principle. Extensive consideration has been given to the comments from both external and internal consultees and no matters have been raised which would merit the refusal of the application and appropriate conditions can be applied to address matters raised. Due consideration has also been given to issues raised in objections but these are not upheld or carry such weight as to merit the refusal of the application. On this basis, it is recommended that planning permission be granted subject to conditions and a legal agreement to secure a financial contribution towards local education.

**Application No:**

25/00603/FUL

**Proposed Development:**

Erection of Residential Development and Associated Works

**Site Address:**Site At  
Langmuir Road  
Bargeddie

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**Date Registered:**

12th June 2025

**Applicant:**Miller Homes Ltd  
Clydesdale House  
300 Springhill Parkway  
Bailleston  
Glasgow  
G69 6GA**Agent:**

N/A

**Application Level:**

Major Application

**Contrary to Development Plan:**

No

**Ward:**10 Coatbridge West  
Kevin Docherty, Lesley Mitchell, Gary Robinson,**Representations:**

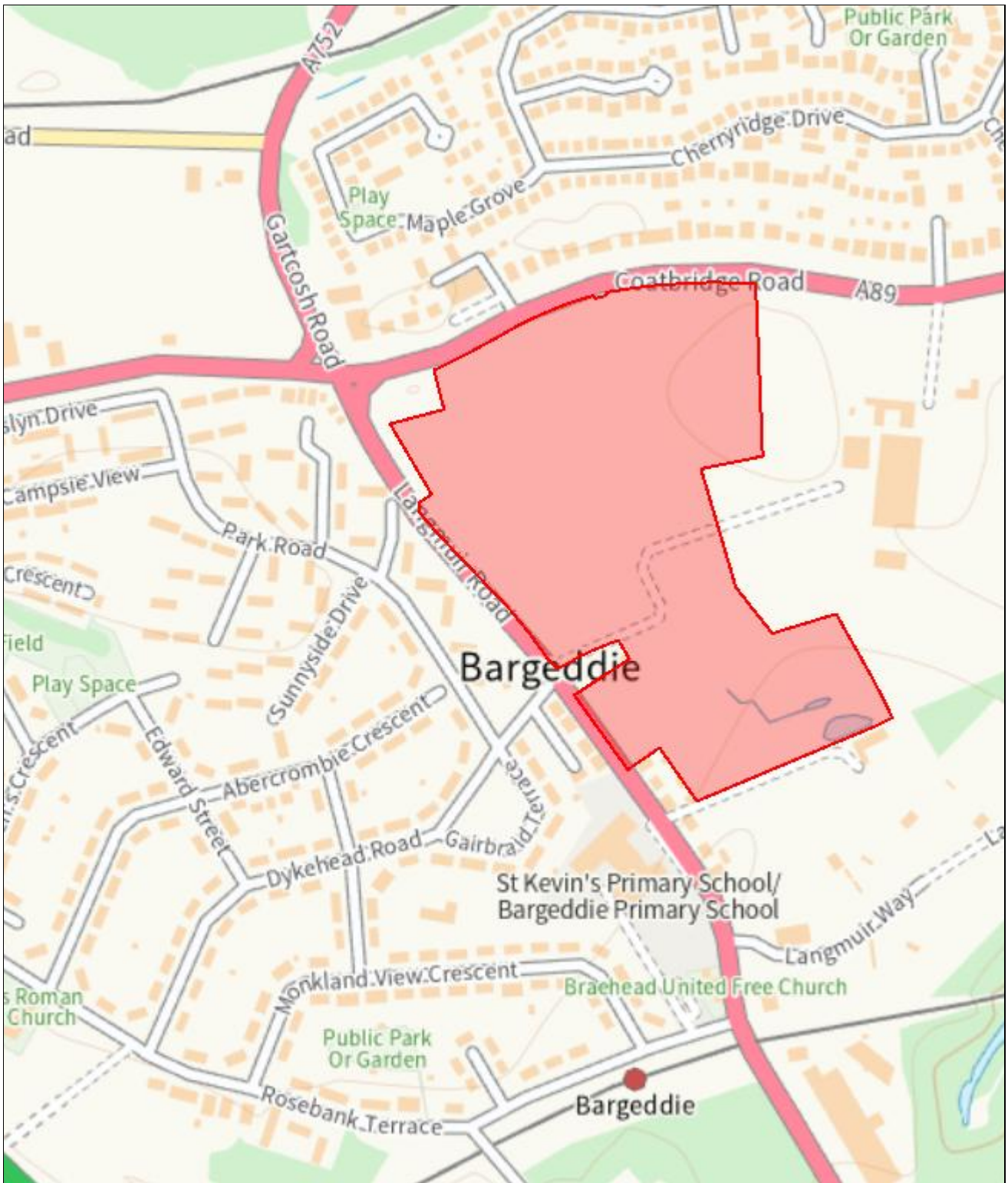
17 letter(s) of representation received.



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**Recommendation:****Approve Subject to Conditions****Reasoned Justification:**

The proposed residential development is considered to be in accordance with the relevant policies contained in NPF4 and the North Lanarkshire Local Development Plan 2022 and will provide a high quality development that will integrate well with the surrounding area.

**Note to Committee:** If minded to approve, planning permission should not be issued until the developer has completed a Legal Agreement with the Planning Authority to secure a financial contribution towards local education and footpath provision.



<p>Reproduced by permission of the Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2009. All rights reserved. Ordnance Survey Licence number 100023396.</p>	<p><b>Planning Application: 25/00603/FUL</b>  <b>Name (of applicant): Miller Homes Ltd</b>  <b>Site Address:</b>  <b>Site At</b>  <b>Langmuir Road</b>  <b>Bargeddie</b></p> <p><b>Development: Erection of Residential Development and Associated Works</b></p>		 <p>North <b>Lanarkshire</b> Council</p>
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**Proposed Conditions:-**

1. That, except as may otherwise be agreed in writing by the Planning Authority, the development shall be implemented in accordance with drawing numbers:-

BG-003 REV E  
24-164-20I  
24-164-30G  
24-164-31G  
24-164-32G  
24-164-33G  
24-164-40F  
24-164-SK01  
BG-SLOPT2-01U  
Bargeddie Play Areas 1 (North) 59695 002  
Bargeddie Play Areas 2 (South) 59514 003  
24353-P3 REV A  
24S353-P5 REV A  
24S354-P5 REV A  
24S354-P6 REV A  
24S459 P1 REV A  
24S459 P4 REV A  
24S459 P7 REV A  
24S459 P8 REV A  
24S461 P5 REV A  
24S461 P6 REV A  
24S462 P4  
24S462 P7 REV A  
24S462 P8 REV A  
24S462-P1  
24S464-P5 REV A  
24S464-P6 REV A  
24S553-P5 REV A  
24S553-P6 REV A  
24S555-P5 REV A  
24S555-P6 REV A  
24S556 P1 REV A  
24S556 P4 REV A  
24S556 P7 REV A  
24S556 P8 REV A  
24S557-P1 REV A  
24S557-P4  
24S557-P7 REV A  
24S557-P8 REV A  
24S565-P5 REV A  
24S565-P6 REV A  
GAR/2018/06  
GAR/2018/07  
GAR/2018/08

Reason: To clarify the drawings on which this approval of permission is founded.

2. That BEFORE the development hereby permitted commences, a Comprehensive Site Investigation for potential ground contamination and a Mine Gas Assessment shall be carried out by a Competent Person for each phase of the development and shall be submitted to and approved in writing by the Planning Authority in accordance with the British Standard Code of Practice BS 10175:2011+A2:2017 "The Investigation of Potentially Contaminated Sites". The report must include a site-specific risk assessment of all relevant pollution linkages, be carried out in accordance with the Environment Agency, Land

Contamination Risk Management procedure (LCRM) formally known as CLR11 and be submitted in electronic format.

For the avoidance of doubt, a Competent Person in this context is a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. These include, for example:

- Suitably Qualified Person (SQP) registered under the NQMS
- The SoBRA accreditation scheme
- A Specialist in Land Condition (SiLC)
- Membership of a professional organisation relevant to land contamination
- A specialist in the gas protection verification accreditation scheme (GPVS)

Reason: To establish whether site decontamination is required in the interests of amenity and wellbeing of future users of the site.

3. That BEFORE the development hereby permitted commences, any remediation works identified by the site investigation(s) required by Condition 2 above, shall be detailed in a Remediation Strategy and submitted to the Planning Authority for approval. The remediation shall be carried out in accordance with a timetable to be agreed in advance with the Planning Authority. Thereafter, a certificate (signed by a Chartered Environmental Engineer) shall be submitted to the Planning Authority for approval to confirm that the remediation works have been carried out in accordance with the terms of the Remediation Strategy.

Reason: To ensure that the site is free of contamination and that any remediation identified has been implemented in the interests of amenity and wellbeing of future users of the site.

4. That BEFORE the development hereby permitted starts, unless otherwise agreed in writing with the Planning Authority, full details of the proposed surface water drainage scheme shall be submitted to and for the approval of the said Authority. For the avoidance of doubt the drainage scheme must comply with the requirements of the publication titled 'Drainage Assessment : A Guide for Scotland' and any other advice subsequently published by the Scottish Environment Protection Agency (SEPA) or the Sustainable Urban Drainage Scottish Working Party (SUDSWP).

The post-development surface water discharges shall ensure that the rate and quantity of run-off to any watercourse are no greater than the pre-development run-off for any storm return period unless it can be demonstrated that a higher discharge is necessary to protect or improve the aquatic habitat. SUDS shall still be provided even where discharges are proposed to public sewers notwithstanding any conditions imposed by Scottish Water.

If the area of ground illustrated on Drawing No. BG-SLOPT2-01 for the SUDS is inadequate for the purpose, a revised layout drawing for this part of the proposed development shall be submitted to and for the approval of the Planning Authority prior to any works of any description being commenced on the application site, unless otherwise agreed in writing with the said Authority.

Reason: To ensure that the drainage scheme complies with best SUDS practice to protect adjacent watercourses and groundwater and in the interests of the amenity and wellbeing of existing and future residents adjacent to and within the development site.

5. That the SUDS compliant surface water drainage scheme approved in terms of Condition 4, shall be implemented contemporaneously with the development in so far as is reasonably practical. Within three months of the construction of the SUDS, a certificate (signed by a Chartered Civil Engineer experienced in drainage works) shall be submitted to the Planning Authority confirming that the SUDS has been constructed in accordance with the relevant CIRIA Manual and the approved plans.

Reason: To safeguard adjacent watercourses and groundwater from pollution and in the interests of the amenity and wellbeing of existing and future residents adjacent to and within the development site.

6. That prior to the commencement of development, the applicant shall provide written confirmation to the Planning Authority that all the requirements of Scottish Water can be fully met to demonstrate that the development will not have an impact on their assets, and that suitable infrastructure can be put in place to support the development.

Reason: To ensure the provision of satisfactory sewerage and surface water drainage arrangements.

7. No development shall take place within the development area until the developer has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant, agreed by the local Archaeology Service and approved by the Planning Authority.

For the avoidance of doubt this should include the following:

- A photographic record of the site;
- A metal detection survey of the site, resulting in the 3-d location of all objects;
- 5% ground breaking evaluation of that portion of the development area.
- if this exercise identifies sites or objects of merit there should be proposals for further works potentially including excavation, post-excavation, publication and archiving.

Reason: To ensure archaeological interests are fully investigated.

8. That BEFORE the development hereby permitted starts, a scheme of landscaping shall be submitted to, and approved in writing by the Planning Authority, and it shall include:-

- (a) details of any earth moulding and hard landscaping, boundary treatment, grass seeding and turfing;
- (b) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted;
- (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development
- (d) a detailed timetable for all landscaping works which shall provide for these works being carried out contemporaneously with the development of the site.

For the avoidance of doubt this shall take full cognisance of the Biodiversity Enhancement Plan included in the Preliminary Ecological Appraisal by Wild Surveys dated March 2025 (and including any subsequently updated reports).

Reason: To consider these aspects of the landscaping scheme in detail in the interest of amenity and biodiversity.

9. That all works included in the scheme of landscaping and planting, approved under the terms of condition 8 above, shall be completed in accordance with the approved timetable, and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased, within two years of the full occupation of the development hereby permitted, shall be replaced within the following year with others of a similar size and species.

Reason: To ensure the implementation of the landscaping scheme in the interest of amenity and biodiversity.

10. That before the occupation of any houses, a management and maintenance scheme shall be submitted to, and approved in writing by the Planning Authority, and it shall include proposals for the continuing care, maintenance and protection of:-

- (a) the proposed SUDS area;
- (b) all communal fences and walls (including acoustic fencing);

- (c) all other communal landscaped areas (including road verge and slopes);
- (d) all play areas.

Reason: To ensure the maintenance of communal areas and infrastructure in the interest of residential amenity.

11. That BEFORE completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 10 shall be in operation.

Reason: To ensure there is an adequate maintenance scheme in place in the interests of residential amenity.

12. That unless agreed otherwise in writing, the equipped play areas shall be completed in the following order:

(a) That BEFORE occupation of the 30th dwellinghouse, all works required for the provision of the smaller equipped play area located adjacent to plots 152, 176 and 177 shall be completed.

(b) That BEFORE occupation of the 100th dwellinghouse, all works required for the provision of the larger equipped play area located to the south of plots 107 and 108 shall be completed.

Reason: To ensure that play provision is implemented within a reasonable timescale.

13. That should development not commence on site prior to 16 March 2026 an updated Preliminary Ecological Appraisal (PEA) shall be undertaken on the site to determine the presence of any statutorily protected species, the said surveys shall thereafter be submitted to and approved in writing by the Planning Authority before any development commences on the site. All surveys to be undertaken prior to the start of any development. As a result of the study, should any mitigation measures be required for any protected species a Habitat and Species Management Plan in consultation with NatureScot shall be submitted for the written approval of the Planning Authority. Thereafter mitigation shall be implemented in accordance with the Habitat and Species Management Plan before works commence on the site.

Reason: To ensure compliance with The Conservation (Natural Habitats & c.) Regulations 1994 (as amended); the Wildlife and Countryside Act (1981) as amended; the Protection of Badgers Act 1992 (as amended); and the Nature Conservation (Scotland) Act 2004.

14. That unless otherwise agreed in writing before any works commence on site a Scheme of Street Lighting for the site shall be submitted for the written approval of the Planning Authority. For the avoidance of doubt this shall take cognisance of the Preliminary Ecological Appraisal by Wild Surveys dated March 2025 (and any further updates) and shall be a Sensitive lighting design to avoid light spill or artificial light at night (ALAN) to avoid affecting foraging or commuting bats. The proposed lighting scheme should be designed by a qualified lighting engineer and should consider the following:

- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used;
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- A warm white spectrum (ideally retain darkness above can be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by the lighting professional.
- Column heights should be carefully considered to minimise light spill;
- Only luminaires with an upward light ratio of 0% and with good optical control should be used - See ILP Guidance for the Reduction of Obtrusive Light;
- Luminaires should always be mounted on the horizontal, i.e. no upward tilt;
- Any external security lighting should be set on motion-sensors and short (1min) timers.
- As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light

spill and direct it only to where it is needed; and

- Light spill can be successfully screened through soft landscaping and the installation of walls, fences and bunding.

Reason: In the interests of Nature Conservation.

15. The development will be completed in strict accordance with the acoustic mitigation measures outlined in 'Report on Road Traffic Sound by Charlie Flemming Associates dated April 2025 and 'Report on Commercial Sound' by Charlie Fleming Associates dated June 2025 unless otherwise approved by this Planning Authority. For the avoidance of doubt, this will include all glazing and ventilation requirements, the installation of acoustic barriers and the completion of all other acoustic mitigation measures outlined within the approved noise impact assessment. No dwelling will be occupied until the completion of the appropriate noise mitigation measures related to that individual dwelling have been implemented and validated by a suitably qualified acoustician. Any noise mitigation measures required will be installed to the satisfaction of the Planning Authority.

Reason: To ensure that appropriate noise mitigation is in place in the interests of residential amenity.

16. That BEFORE the development hereby permitted starts, full details of the design and location of all fences and walls (including acoustic barriers) to be erected on the site shall be submitted to and approved in writing by the Planning Authority. Thereafter no dwelling shall be occupied until the approved boundary treatment(s) to that plot have been formed to the satisfaction of the Council.

Reason: To ensure the provision of adequate boundary treatments in the interest of residential and visual amenity.

17. That BEFORE the development hereby permitted starts, full details of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by the Planning Authority, and the development shall be implemented in accordance with the details approved under the terms of this condition.

Reason: In the interests of amenity and design by ensuring that external materials are appropriate for the site.

18. That before any works start on site full details and drawing package of the footway to be provided along the northern extent of the application site adjacent to Coatbridge Road shall be submitted for the written approval of the Planning Authority together with a phasing plan for the delivery of the works and an agreed trigger for its construction layers above formation level. The footway construction works package shall include the following provisions:

- A 3.5m wide footway with max 1:3 side slopes to the rear (the footway would be considered for adoption as part of the construction consent process, however, the side slopes would remain under the maintenance responsibility of the applicant).
- Footway construction to NLC specification, comprising of: 150mm thick Type 1 Sub-base; 50mm DBM Basecourse; 30mm HRA Surface Course; 50mm x 200mm precast (PC) round-top heel kerb at the back of the footway; crossfall of 3% from the back of the footway toward the
- Raise or lower any manholes/inspections chambers in the verge to the finished level.
- Relocation/review of road signs/street furniture.
- Further detailed design including requirement for traffic signs/street lighting columns etc, to be relocated.
- Any utility diversion works that may be required.

For the avoidance of doubt that unless otherwise agreed in writing these footway works shall commence within 12 months of site start in accordance with the approved phasing plan. The phasing plan for the delivery of this footway shall include a clear timescale for the construction of the footway to its formation level. The *sub-base, basecourse and surface course will not be constructed* until the agreed trigger is

reached to deliver the completion of the footway.

For clarity the agreed trigger for the applicant to complete the footway works will be at a point agreed with the council during the council's construction of the remaining section of the footway from the application site to St Kevin's Community Hub along the south side of the A89 Coatbridge Road to the east of the site. This will ensure a safe and continuous footway is provided along the south side of the A89 Coatbridge Road.

Should the final dwelling be constructed before the agreed trigger is reached no further works will be required to the footway by the applicant.

Reason: To ensure Active Travel and pedestrian connectivity along the southern extent of Coatbridge Road (A89) to accord with the NLC Active Travel Strategy and that this route is delivered in a safe manner.

19. That prior to the occupation of the first dwellinghouse a 3.5m-wide active travel compliant footway shall be provided across the frontage of the site with the A752 Langmuir Road.

Reason: To ensure pedestrian connectivity in line with the NLC Active Travel Strategy.

20. That prior to works starting on site a drawing showing a footpath connection to link into the site from Langmuir Road at a suitable point to be agreed with the Council shall be submitted for the written approval of the Planning Authority. For the avoidance of doubt, this should connect to the adoptable road network within the site, as opposed to connecting to a private shared driveway. Thereafter the approved link shall be formed to the satisfaction of the Council.

Reason: In the interest of pedestrian connectivity.

21. That the internal north eastern footpath connection to Coatbridge Road (adjacent to plot 107) shall only be implemented until such a time as a footway is completed along the southern extent of Coatbridge Road (A89) from the application site to St Kevin's Community Hub. Thereafter unless otherwise agreed in writing the footpath shall be formed in two months to the satisfaction of the council.

Reason: In the interest of pedestrian safety and to avoid encouraging unsafe road crossings or walking along the dual carriageway.

22. That before the occupation of the first dwellinghouse a controlled crossing shall be constructed on the A752 Langmuir Road (at a location to be agreed with North Lanarkshire Council Traffic and Transportation team) between the development access and the existing St Kevin's and Bargeddie Primary Schools Joint Campus.

Reason: In the interests of pedestrian safety.

23. That notwithstanding the terms of conditions 18 to 22 above before any works start on site a detailed phasing plan and timetable shall be submitted to the Council as Planning Authority for its written approval for the completion of all footways and crossings. Thereafter unless otherwise agreed in writing the approved details shall be implemented to the satisfaction of the council.

Reason: To ensure active travel connections are delivered timeously and to safeguard public safety.

24. That a visibility splay of 4.5 metres by 90 metres, measured from the road channel, shall be provided on both sides of the vehicular access to Langmuir Road and before the development hereby permitted is first

occupied; everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and, thereafter, nothing exceeding 1.05 metres in height above road channel level shall be planted, placed, erected, or allowed to grow, within these sight line areas.

Reason: In the interests of traffic safety.

25. No retaining structures shall be provided to support roads, footways or footpaths or influence their stability.

Reason: To meet the Council's adoptable guidelines as Roads Authority.

26. That before works start on site the following drawings shall be submitted for the written approval of the Planning Authority:

- (a) A longitudinal section drawing shall be submitted to the Planning Authority for its written approval showing that the footpath links from the site to the footway on the A89 Coatbridge Road are to be constructed with a maximum gradient of 5%.
- (b) A drawing showing that internal streets have a maximum gradient of 8% with K value of 3 and minimum vertical curve length of 15m. Minimum gradient of 1% except at block paved areas where 1.25% should be achieved. Minimum horizontal curve radius to be 25m. Camber of 2.5% except where block paving construction is proposed in which case a 2.5% crossfall should be used. Gradient on approach to A752 Langmuir Road to be limited to a maximum of 2% over the x-distance of 4.5m.
- (c) A drawing showing the visibility splay to the right at plot 145 extending to the road channel as opposed to the centre line. The garden boundary of plot 145 shall be amended to accommodate this.
- (d) A drawing showing footways on both sides of the Shared-surface streets to ensure pedestrian connectivity and avoid fragmented verge areas.
- (e) A drawing rationalising the traffic calming within the site.
- (f) A drawing showing all perpendicular parking spaces to be 6m long and all visitor parking spaces to have a 2m wide footway to the rear which connects back into the proposed footway network at a suitable point.

Thereafter the approved details shall be implemented to the satisfaction of the Council.

Reason: To consider these matters in detail in order to ensure vehicle and pedestrian safety, connectivity and accessibility.

27. The development hereby approved shall incorporate appropriate, universal, and future-proofed digital infrastructure that minimises visual impact through careful siting, design, height, materials and landscaping.

Reason: To support local living and ensure compliance with Policy 24 of NPF4

28. That the house type for Plot 20 (bespoke Jackwood design) shall be constructed in accordance with drawing number BAR-PL20, unless other agreed in writing with the Council as Planning Authority.

Reason: To safeguard privacy.

29. That prior to commencement of development, a Construction Method Statement shall be submitted to and approved by the Planning Authority. For the avoidance of doubt, the Construction Method Statement shall cover:

- Details of how the development will be phased
- Details of the location of site compound and management facilities;
- Details of construction access, parking and manoeuvring areas.

Reason: To ensure the satisfactory phasing of the development

### **Background Papers:**

### **Consultation Responses:**

Environmental Health (including Pollution Control) 10 Sep 2025, 27 Jun 2025, 18 August 2025, 7 November 2025, 17 December 2025, 19 December 2025  
NLC Estates Team – 01 July 2025  
Scottish Environment Protection Agency - 09 July 2025  
NLC Greenspace – 29 July 2025  
Scottish Water – 16 July 2025  
NLC Education – 22 July 2025  
NLC Assistant Community Partnership Manager - 03 July 2025,  
Archaeology Service – 23 June 2025  
Traffic & Transportation – 6 August 2025, 10 October 2025  
Coal Mining Remediation Authority – 25 June 2025  
Scottish Power Environmental Planning - 26 June 2025

### **Contact Information:**

Any person wishing to inspect these documents should contact Susan Hunt at 01236 632500

### **Report Date:**

20 February 2026

## APPLICATION NO. 25/00603/FUL

### REPORT

#### 1. Site Description

1.1 The application site lies to the south of Coatbridge Road (A89) and east of Langmuir Road in Bargeddie and extends to some 10.03ha. The site comprises four agricultural fields, associated with Drumpark Farm, which historically was used for arable and pasture farming. As such, the site is primarily made up of arable field and semi-improved grassland with scattered broadleaf trees along the northern and southern boundaries. The site is bound to the north by Coatbridge Road (A89), to the west by Langmuir Road, to the south by an industrial area, and to the east by fields associated with Drumpark Farm. In terms of topography, the site generally falls from the north west corner towards the industrial complex to the south of the site. The highest point of the site is at the north west corner (78m AOD). The lowest points are located along the southern and eastern boundaries (69m AOD). A vehicular farm access cuts across the site from Langmuir Road to Drumpark Farm immediately to the north of 151 Langmuir Road.

#### 2. Proposed Development

2.1 This application seeks detailed planning permission for 176 residential units, comprising of a mix of 3, 4 and 5 bedroomed detached and semi-detached houses with areas for play, landscaping and surface water drainage infrastructure.

2.2 The site would be served by a single vehicular access from Langmuir Road located approximately 40m north of the existing dwellinghouse at 151 Langmuir Road. Internally the site is laid out in a series of looping streets.

2.3 The proposed open space would include two areas of equipped play provision within the site. The main play area is located to the north east of the site and would comprise recreational areas with meadow and woodland together with an equipped play area. This equipped area is 500 sqm with natural play equipment and sits within approximately 6,500 sqm of landscaped open space. The second play area (500sqm) is a smaller pocket park with natural play equipment located more centrally within the site.

2.4 Structure tree planting is proposed along the northern, southern and eastern boundaries of the site with mixed landscaping throughout the site.

2.5 A Sustainable Urban Drainage Scheme has been designed to serve the surface water across the site with a detention basis located in the South East of the site. A separate planning application (25/00860/FUL) is currently under consideration for the connecting underground infrastructure to allow the SUDs area to discharge to the Bothlin Burn.

#### 3. Applicant's Supporting Information

- PAC Report
- Design and Access Statement
- Planning Statement
- Archaeology Report
- Flood Risk Assessment
- Preliminary Ecological Assessment
- Transport Assessment
- Street Engineering Review
- Geoenvironmental Investigation Report
- Noise Impact Assessment
- Air Quality Assessment
- Odour Assessment

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

4.1 There is no relevant history to this site

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

5.1 The Development Plan consists of National Planning Framework 4 (NPF4) and the North Lanarkshire Local Development Plan 2022 (LDP). NPF4 was adopted by the Scottish Government in February 2023 and prevails over any policies in the Local Development Plan that are incompatible with its aims and objectives. The policies relevant to the application are:

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

Policy 1 Tackling the climate and nature crisis  
Policy 2 Climate mitigation and adaptation  
Policy 3 Biodiversity  
Policy 12 Zero Waste  
Policy 13 Sustainable Transport  
Policy 14 Design, Quality and Place  
Policy 15 Local Living and 20 minute Neighbourhoods  
Policy 16 Quality Homes  
Policy 18 Infrastructure First  
Policy 21 Play, Recreation and Sport  
Policy 22 Flood Risk and Water Management  
Policy 23 Health and Safety  
Policy 24 Digital Infrastructure

##### **North Lanarkshire Local Development Plan (2022) (LDP)**

PP3 - Purpose of Place (General Urban Area)  
PROM LOC 3 – Housing Development Sites  
AD3 - Amount of Development  
CI - Contributions to Infrastructure  
PROT A - Natural and Green Network Assets  
EDQ1 – Site Appraisal  
EDQ2 – Specific Features for Consideration  
EDQ3 – Quality of Development

##### **The following guidance is also material in the determination of the application:**

Designing Streets: A Policy Statement for Scotland, Scottish Government 2010  
NLC Supplementary Guidance Education Contributions 27 Feb 2025  
NLC Minimum Space Standards: Play Provision and Active Open Space  
NLC Active Travel Strategy 2021-2031  
NLC Space Around Dwellings  
NLC Parking Standards

#### **6. Consultations**

6.1 SEPA raised significant concerns relating to the co-location of the proposed housing development and the existing Viridor Waste Materials Recycling Facility (MRF) site to the south. The concerns primarily related to the separation distance between the two uses and the potential for odour nuisance and potential impact on Air Quality. SEPA's concerns have been given consideration in the assessment of this application primarily around any planning policy requirements for a buffer distance between the two sites and with the applicant producing Odour and Air Quality Assessments in respect of these issues and any potential for adverse impacts on residential amenity. In turning to planning policy, NPF4 has no specific guidance when assessing a site next to an existing waste facility; it does, however, state that an appropriate buffer may be required when considering assessing a proposed waste site. There is no guidance on what distance an appropriate buffer would be. Previous guidance in Scottish Planning Policy which preceded NPF4 suggested 250m. That said, appropriate buffer distances are not

mandatory and guidance only. The North Lanarkshire Local Development Plan does not place any buffer around the Viridor site, nor does it require any buffer to be considered, and following detailed assessment, evaluation and consultation allocated this site for housing. It is considered reasonable to assess the application on its own merits and on the basis of the technical Odour and Air Quality reports which conclude that the risk from Viridor to future residential amenity is low. Whilst SEPA raised significant concerns in their consultation response, they did not formally object and NLC Environmental Health (Including Pollution Control) have reviewed the technical assessments contained within the Odour Assessment and Air Quality Assessment and find that the reports are reasonable in their methodology and conclusions and have no objection to this planning application.

- 6.2 The Coal Authority confirmed that as the site falls within the Coal Authority's defined Development Low Risk Area they had no specific comments to make and that the Coal Authority's Standing Advice Note is drawn to the attention of the applicant. This can be attached as an informative should planning permission be granted.
- 6.3 Scottish Power has no objections to the application but notes that they have an HV overhead line and underground cables within the vicinity and reserve the right to protect or deviate their apparatus at the applicant's expense.
- 6.4 Scottish Water has no objection to the application, confirms water and waste water capacity and notes that there is infrastructure in the vicinity of the site.
- 6.5 The Council's Archaeology consultant has reviewed the Desk Based Assessment submitted by the applicant and notes the presence of known archaeological remains and raises the potential for previously unknown remains. As such a planning condition is recommended requiring a Written Scheme of Investigation prior to works commencing on site.
- 6.6 NLC Estates has no comment on the application.
- 6.7 NLC Greenspace accepts the findings of the Preliminary Ecological Assessment, mitigation measures put forward and Biodiversity Enhancement Plan and ask that all biodiversity enhancements are secured.
- 6.8 NLC Infrastructure and Transportation found that the Transport Assessment submitted in support of the application is considered reasonable and demonstrates that the generated traffic can be accommodated on the surrounding network. Following assessment and further discussion a single point of vehicular access to the site from Langmuir Road was considered acceptable. They also requested that:
- Access to the site is via a priority-controlled junction with the A752 Langmuir Road and a visibility splay of 4.5m x 90m be provided from the site access to the A752 Langmuir Road in both directions; and
  - A controlled crossing be constructed on the A752 Langmuir Road between the development access and St Kevin's/Bargeddie Primary School campus.

Planning conditions have been attached to control these matters.

- 6.9 NLC Infrastructure and Transportation also made comments in relation to footpath connectivity and how this should be delivered. The proposed site layout includes two footpath connections from the internal site to the southern side of the A89 Coatbridge Road:
- One near the existing controlled crossing at the north western corner of the site to Coatbridge Road; and
  - One toward the north eastern corner of the site to Coatbridge Road.
- 6.10 They have advised that to ensure pedestrian safety and avoid encouraging unsafe road crossings or walking along the dual carriageway, the construction of the north eastern footpath should not be completed until a fully continuous footway link along the southern edge of Coatbridge Road to St Kevin's Community Hub is formed. A planning condition has been attached to control this matter.

- 6.11 The feasibility of the delivery of a continuous footway along the southern side of Coatbridge Road between the site and the new St Kevin's Community Hub is currently being explored by NLC Education, Estates and Infrastructure and Transportation. The applicant is supportive of the delivery of such a project and a condition has been attached to ensure that either the applicant completely forms the section of footway adjacent to the application site to adoptable standards or completes this section of footway to formation level (preparatory) in the event the proposed residential development is completed before a continuous footway to St Kevin's Community Hub can be brought forward by the council. On this basis, should the final dwellinghouse be completed before this project can be delivered the applicant has agreed to make a financial contribution at that time to cover the costs of completing the remaining works for their section of footway and this can be controlled by Legal Agreement. This ensures pedestrian connectivity and safety.
- 6.12 Further to these matters NLC Infrastructure and Transportation advised that a footpath connection should be provided to link into the site from Langmuir Road and that a suitable point to do this be agreed with the council. A planning condition has been attached to control this matter.
- 6.13 NLC Protective Services has no objection. The Air Quality and Odour Assessments submitted were reviewed and found to be acceptable. The Noise Assessment was reviewed and following further information found to be satisfactory in terms of methodology. Noise Mitigation measures require to be secured by condition. The Geoenvironmental Report submitted was consulted upon and further information required. There has been an updated amendment following the consultation response to address comments from NLC Protective Services; however, the review process has not yet been concluded on this matter and an appropriate condition has therefore been attached to control this matter.
- 6.14 NLC Education has advised that a financial contribution of £1,088,373.64 is required to help mitigate the impact of this development on the local school estate.
- 6.15 NLC Play advise that on site play provision is required and that the proposed layout meets the requirements in terms of equipped play provision split across the two play areas. Further plans were submitted to demonstrate the required distance from play areas and equipment from the proposed houses has been met. Further equipment (from 9 play experiences to 12) was also provided between the two sites as requested.

## **7. Representations**

- 7.1 Following standard neighbour notification and newspaper advertisement 17 letters of representation were received. The main points in these representations can be summarised as follows:
- Impact of additional traffic on surrounding area
  - Unacceptable pedestrian footpath connections around the site and to both the existing Primary School Campus and new St Kevins School Hub.
  - Overdevelopment in the Bargeddie Area
  - Use of active food producing land for housing
  - Loss of greenspace
  - Loss of view
  - Adverse impact on Wildlife
  - Lack of Social Housing
  - Limited public transport
  - Drainage
  - Adverse Impact on guest house business
  - Adverse impact on privacy
  - Risk from historic coal mining
  - Pressure on and lack of amenities
- 7.2 An objection from the Parent Council was received outwith the standard consultation period raising concerns relating to the pedestrian footpath network serving the site and connections to the existing school campus on Langmuir Road and new St Kevins School Hub located on Coatbridge Road which is due to open in early 2026.

- 7.3 Councillor Robinson made a representation to the application neither objecting or supporting the development but asked that the developer work with the Council to solve the issue of achieving a footpath connection along the southern edge of Coatbridge Road to connect with the new St Kevins Community Hub and requested that the developer set aside a suitable proportion of the homes being developed for social housing.

## **8. Planning Assessment**

- 8.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan consists of National Planning Framework (NPF4) and the North Lanarkshire Local Development Plan (LDP). NPF4 was adopted by the Scottish Government in February 2023 and prevails over any policies in the Local Development Plan that are incompatible with its aims and objectives. With regard to decision making, development that accords with the Development Plan should be approved unless the adverse effects of doing so would significantly and demonstrably outweigh any benefits that the development could expect to deliver.

### **EIA Screening**

- 8.2 As the application site boundary extends to 10.03ha the proposed development requires to be screened under Schedule 2 (10) (b) 'Urban development projects exceeding 0.5hectares' of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, to determine whether the development would require to be the subject of an Environmental Impact Assessment (EIA). The applicant submitted an EIA Screening Request (25/00167/EIASCRC) on 11 Feb 2025. It was determined that the development is not located in a sensitive area in the context of the EIA Regulations and due the nature, scale and the location of the development is unlikely to have significant effects on the environment. The development is therefore not considered to be an application that requires to be the subject of Environmental Impact Assessment.

### **Community Consultation (PAC Report)**

- 8.3 The proposal is classed as 'major' development under the provisions of the Town and Country Planning Hierarchy of Developments (Scotland) Regulations 2009. The development was therefore subject to statutory pre-application consultation prior to the submission of the current planning application, in accordance with the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2021. Accordingly, the application is supported by a Pre-application Consultation Report (PAC Report) which details how the community consultation was undertaken. The Proposal of Application Notification (24/01188/PAN) was submitted on 21 November 2024 and the proposed public consultation proposals were found to be acceptable. The PAC report provides details on the feedback from the public consultation process and its form and content is considered acceptable for the purpose of compliance with Regulation 7 of The Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021.

### **National Planning Framework 4**

- 8.4 NPF4 Policy 1 Tackling the Climate and Nature Crises states that when assessing development proposals, significant weight will be given to tackling these crises and Policy 2 Climate Mitigation and Adaptation requires that development minimise greenhouse gas emissions and promote energy efficiency and renewable energy. The site is located within the General Urban Area within the North Lanarkshire Local Development Plan and is allocated for housing development. It is therefore considered to be a sustainable site in terms of its location, in that it supports the development plan's spatial strategy of compact urban growth, and it is well served by public transport options, strategic cycling and footpath networks and is in close proximity to schools and employment opportunities. The site is not covered by any national or local nature designations, and a Preliminary Ecological Assessment supporting the application concludes that the site is of limited biodiversity and includes areas of planting within its landscaping proposals. Surface water is to be subject of a Sustainable Urban Drainage System which takes in to account future climate change. Turning to the proposed houses they are designed to be energy efficient in their construction. Photovoltaic roof panels are to be utilised along with electric vehicle charging infrastructure. Overall, it is considered that the proposal is in accordance

with the main principles of Policy 1 and Policy 2.

- 8.5 NPF4 Policy 3 Biodiversity requires major development proposals to conserve, restore and enhance biodiversity. The Preliminary Ecological Assessment submitted with the application shows limited ecological value across the site due to its current use for agricultural grazing. In the absence of a standard National Biodiversity Metric tool it is concluded that the landscaping scheme, secured by condition, can be reasonably considered to offer a proportionate level of biodiversity enhancements through the introduction of habitat rich tree, shrub and grass planting which can be secured by condition thereby complying with Policy 3.
- 8.6 NPF4 Policy 12 Zero Waste seeks to reduce, reuse or recycle materials in line with the waste hierarchy. The development of this allocated housing site would require to meet Council standards.
- 8.7 NPF4 Policy 13 Sustainable Transport seeks to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. This development is located within a well-established urban area near established bus, rail, road and cycle routes and is considered to show sufficient connectivity to meet this policy requirement. The site has been designed to accord with the NLC Active Travel Strategy infrastructure requirements (discussed further in the report below) with the applicant agreeing to carry out footway works along the southern side of Coatbridge Road (A89). The timings of these works are dependent on the Council being able to bring forward a wider project to form a contiguous footway along the southern side of Coatbridge Road connecting the site to St Kevin's Community Hub. This can be controlled by planning condition, but in the event that the housing site is completed before such a project can be brought forward the applicant has agreed to make a financial contribution and this can be secured by Legal Agreement. As such it is considered that the development accords with this policy.
- 8.8 NPF4 Policy 14 Design, Quality and Place seeks to ensure that developments are of a good design, are not detrimental to the amenity of the surrounding area and are consistent with the 6 qualities of successful places – Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. It is considered that the proposal is largely consistent with these qualities. However, it is considered that the impact of noise and co-location to nearby existing industrial uses requires particular consideration and this is assessed below against the Environmental and Design Qualities policies, EDQ 1, 2, 3 of the LDP.
- 8.9 NPF4 Policy 15 Local Living and 20 Minute Neighbourhoods sets out that to establish this form of living consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area. The proposed development relates to an allocated housing site within the Local Development Plan and is therefore considered to be in a sustainable location. It is positioned adjacent to established housing areas with nearby bus, road and rail connections.
- 8.10 NPF4 Policy 16 Quality Homes supports new homes on land allocated for housing in Local Development Plans and sets out various requirements including and not limited to meeting local housing requirements, providing or enhancing local infrastructure, facilities or services and improving the residential amenity of the surrounding area. As such the principle of housing is acceptable, so long as the detailed considerations of the development are acceptable. The proposal is fully assessed below against the Environmental and Design Qualities policies, EDQ 1, 2, 3 of the North Lanarkshire Local Development Plan.
- 8.11 NPF 4 Policy 18 Infrastructure First supports developments that provide (or contribute to) infrastructure in line with that identified in LDPs and their delivery programmes. The site is an allocated housing site within the LDP and a financial contribution (£1,088,373.64) is required to compensate for impact on Education in the area. The site has been designed to accord with the NLC Active Travel Strategy infrastructure requirements (outlined above and discussed further in the report below) with the applicant agreeing to carry out footway works along the southern side of Coatbridge Road (A89). The timings of these works are dependent on the Council being able to bring forward a wider project to form a continuous footway along the southern side of Coatbridge Road connecting the site to St Kevin's Community Hub. This can be controlled by planning condition, but in the event that the housing site is completed before such a project can be brought forward the applicant has agreed to make a financial contribution and this can be secured by Legal Agreement. As such it is considered that the development accords with this policy.

- 8.12 NPF 4 Policy 21 Play, Recreation and Sport looks to encourage, promote and facilitate spaces and opportunities for play, recreation and sport. The proposed development provides a considerable area of open space and two equipped play areas which meet the relevant NLC supplementary planning guidance on play provision. It is therefore considered to be acceptable in terms of the requirements of this policy.
- 8.13 NPF 4 Policy 22 Flood Risk and Water Management seeks to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. The application is supported by a Flood Risk Assessment which concludes that the site is not within a SEPA medium to high-risk flooding area, within 20m of a watercourse or area of open water, on an area which has a history of flooding or within a functional flood plain. The Flood Risk Assessment acknowledges that the SEPA maps show that low point pockets within parts of the site pond during heavy storm events but that these gradually percolate away. Housing developments, such as proposed, require to be served by a Sustainable Urban Drainage System which would ensure the identified ponding is effectively resolved in accordance with industry standards. It is considered that this matter can be controlled by condition and the proposed development would be able to comply with this policy.
- 8.14 NPF4 Policy 23 Health and Safety 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. Criteria (e) notes that development proposals that are likely to raise unacceptable noise issues will not be supported and that a Noise Impact Assessment may be required where the nature of the proposal or its location raise the potential need for noise to be considered. A Noise Assessment has been submitted for the site and this matter is considered below against the Environmental and Design Qualities policies, EDQ 1, 2, 3 of the LDP.
- 8.15 Policy 24 Digital Infrastructure supports development that provides future proofing by ensuring that appropriate ducting is in place within new development sites that can be used by different broadband providers and the like. An appropriate condition has been imposed to control this matter.
- 8.16 **North Lanarkshire Local Development Plan**
- 8.17 The site is allocated for housing under policy PROM LOC 3 Housing Development Site in the North Lanarkshire Local Development Plan sitting within a wider area zoned as PP3 Purpose of Place General Urban Area which seeks to encourage development in keeping with their residential character. The proposed housing development accords with both PROM LOC 3 and PP3 in terms of land use subject to further more detailed site considerations. In terms of policy AD3 Amount of Development no further assessment is required for the proposed use.
- 8.18 CI Contributions to Infrastructure seeks to secure developer contributions for new developments, that, individually or cumulatively, generate a requirement for new or enhanced infrastructure services. NLC Education has requested a financial contribution of £1,088,373.64 to support the School Estate and this can be controlled by Section 75 Legal Agreement.
- 8.19 The new St Kevin's Community Hub, which was previously granted planning approval under a separate application, is currently under construction to the east of the site and due to open in Spring 2026. Due to land ownership constraints, it was not feasible for the Hub project to include the delivery of a continuous footway along the full southern side of the A89 Coatbridge Road between Langmuir Road and the hub as part of that application. As such, pupils will need to cross the A89 Coatbridge Road at two separate controlled pedestrian crossings to access the school when coming from the direction of Langmuir Road. The Council's aspiration to provide a continuous footway is recognised by the applicant. A condition has been attached to ensure that either the applicant completely forms the section of footway adjacent to their application site to adoptable standards or completes this section of footway to formation level (preparatory) in the event the proposed residential development is completed before a continuous footway to St Kevin's Community Hub can be brought forward by the council. On this basis, should the final dwellinghouse be completed before this project can be delivered the applicant has agreed to make a financial contribution at that time to cover the costs of completing the remaining works for their section of footway and this would be controlled by Legal Agreement. This ensures pedestrian connectivity and safety and can be controlled by condition and legal agreement. It is therefore considered that the proposed development meets the terms of policy CI.

- 8.20 Policy EDQ1 Site Appraisal states that a proposed development will 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 policy includes guidance on what should be included in such an appraisal. In this regard, it is considered that the supporting Planning Statement and the Design and Access Statement together with the other technical reports provide a full and detailed appraisal of the site. It is therefore considered that the proposal complies with Policy EDQ1.
- 8.21 Policy EDQ2 Specific Features for Consideration states that consideration will be given to development in areas subject to hazards (hazardous zones) and other specific features such as in accordance with plans and protocols of the relevant managing agencies. In this case Flood Risk, Contaminated Land and Ground Instability (Coal Mining) are considered.
- 8.22 In terms of Flood Risk, SEPA maps indicate that some parts of the site may be affected by surface water. The application is supported by a Flood Risk Assessment which acknowledges that the SEPA maps show that low point pockets within parts of the site pond in during heavy storm events but that these gradually percolate away. Housing developments such as this require to be served by a Sustainable Urban Drainage System. It is considered that this matter can be controlled by condition and the proposed development would be able to comply with this policy.
- 8.23 In terms of contaminated land, a Geoenvironmental Report has been submitted and consulted upon. There has been an updated amendment following the consultation response to address comments from NLC Protective Services. Whilst progress has been made and additional information provided; at the time of writing, this process has not yet been concluded. As such the standard submission of an SI condition and Remediation Strategy condition has been applied.
- 8.24 In terms of Coal Mining Legacy the Coal Mining Remediation Authority were consulted and advised that as the site falls within an area identified by them as Low Risk their standing advice applies. This can be applied by means of an informative.
- 8.25 Taking the above into account it is considered that the application accords with the requirements of policy EDQ2.
- 8.26 In terms of Policy EDQ3 Quality of Development, it is considered that the scale, density, design and overall layout of the proposed housing development would be acceptable and able to integrate successfully into the local and wider area. The supporting information demonstrates that the development will not result in a significant impact in terms of daylight and shadowing and the choice of materials can be controlled by condition.
- 8.27 In terms of vehicular access and layout following consultation with NLC Transportation and Infrastructure a revised layout was submitted for review and found to be acceptable.
- 8.28 In terms of pedestrian movement, a 3.5m wide active travel compliant footway shall be provided across the frontage of the site with the A752 Langmuir Road and a controlled crossing provided to Langmuir Road south of the site to access the St Kevin's/Bargeddie Primary School Hub. As noted above a footway along the southern side of the A89 Coatbridge Road, for the extent of the development site, can be secured by way of conditions and legal agreement. This would support delivery of a fully continuous footway between the application site and the new St Kevins Hub when this council project can be brought forward.
- 8.29 In terms of air quality and odour whilst concerns were raised by SEPA, no concerns were raised by Environmental Health. In terms of noise, the applicant acknowledges that noise mitigation measures are required to ensure residential amenity is protected across sections of the development. The application is supported by a Noise Assessment which found that noise mitigation measures are required due to the proximity of the site to both Coatbridge and Langmuir Road and subsequent traffic noise. The assessment and further comments provided conclude that acoustic barriers would not be practical or conducive to visual amenity (by virtue of their height) on this site and as such a closed window approach was required. However some acoustic fencing will still be erected on parts of the site boundary where its height is considered acceptable in terms of residential amenity. Environmental Health have reviewed the assessment together with further clarifying information and have no objection to the application.

Should planning permission be granted, an appropriate condition can be imposed to control this matter.

- 8.30 Adequate provision can be made for the development and maintenance of landscaped areas, SUDs, play areas and biodiversity. If planning permission is granted appropriate conditions can be imposed to control these matters.
- 8.31 Taking the above into account it is considered that the proposed development meets the terms of policy EDQ3 Quality of Development.

### **Representations**

- 8.32 **Impact of increased Traffic on the surrounding area** - Concerns were raised around the additional traffic generated by the development and highlighted issues in the surrounding road network including congestion and the safety of the roundabout at the junction of Coatbridge Road/Langmuir Road and the A752.

**Response:** The application is supported by a Transportation Assessment which demonstrates that the single vehicular access to be taken from Langmuir Road is acceptable and that the surrounding road network can accommodate the increase in traffic without requiring any upgrading of the road network surrounding the site. This included an assessment of all the committed development in the area (including the site that is being developed at Manse Road by Taylor Wimpey and the new St Kevin's School Hub). The Council is also undertaking a project to remove the roundabout at Coatbridge Road/Langmuir Road and the A752 in order to install a signalised junction. Works have started on this project which is due to be completed in 2026. The Transportation Assessment has taken account of the altered junction when assessing the impact of the development.

Objectors also raised safety concerns relating to congestion, speeding and accidents on Coatbridge Road. The Transportation Assessment has demonstrated that additional traffic from the completed development will not have an unacceptable impact on congestion on the road network surrounding the site. Indeed, the separate works being carried out by the Council to signalise the Coatbridge Road/Langmuir Road/A752 Junction have been designed to improve this. The matters of driver speeding and road traffic accidents occurring on Coatbridge Road falls to road safety and policing functions and does not fall within the planning remit; however, it is understood that the separate works being carried out by the Council at the Coatbridge Road/Langmuir Road/A752 Junction should offer some improvement to both issues.

- 8.33 **Concerns about two vehicular accesses being taken into the site** - The initial layout plan showed two vehicular accesses into the site and objections were raised regarding the safety of this. Concerns were made regarding the location of the northernmost access, its proximity to Dykehead Road and the proximity of the southernmost access to Bargeddie and St Kevins School and playing fields and the house driveways connected to the East of Langmuir Road.

**Response:** Through the consultation and assessment process of this application, NLC Transportation and Infrastructure have advised that only a single vehicular access is required. They have confirmed that this has been located in a suitable position on Langmuir Road and can be appropriately formed to serve the proposed housing development.

- 8.34 **Limited Local Bus Service** - Objection raised in respect of the local bus service not being frequent enough and that the increased traffic from the development would disrupt the service.

**Response:** The site is located adjacent to road infrastructure that supports bus travel, the Transport Assessment concludes that the impact of increased traffic from the development can be accommodated within the surrounding road network. In terms of bus service provision, this matter is not regulated by planning legislation.

- 8.35 **Pressure on and Lack of Amenities (Education, Roads, Healthcare and Community Facilities)** – The proposed development is unacceptable.

**Response:** The site is allocated for housing in the North Lanarkshire Local Development Plan. NLC

Education has requested a financial contribution towards the school estate which can be secured by legal agreement. The Transportation Assessment finds that the additional traffic can be accommodated within the surrounding area without detriment. NLC Infrastructure and Transportation has requested provision of a controlled crossing on Langmuir Road, a footway along the southern edge of Coatbridge Road(A89) to ensure connectivity from the application site to the new St Kevin's Community Hub once the wider footway project can be brought forward by the council. These can be secured via conditions and legal agreement. There are no proposals for healthcare or community facilities in the area and currently there is insufficient evidence or planning policy mechanism to leverage financial contribution towards these areas. It should also be noted that the new St Kevin's Community Hub will be in close proximity to the site.

- 8.36 **Proximity to Bargeddie School Campus** - Objectors note that school drop off and pick ups are heavily congested at all times and that pupils and staff will be put at more risk with a new vehicular access to the site.

**Response:** The Transportation Assessment has demonstrated that the single vehicular access into the site is acceptable in terms of its design and safety in relation to the road network and other junctions including access to the current Bargeddie and St Kevins School campus on the opposite side of Langmuir Road.

- 8.37 **Overdevelopment and Loss of Greenspace in the Bargeddie Area** - The proposed development is unacceptable.

**Response:** The proposed development relates to a site allocated for housing in the North Lanarkshire Local Development Plan. The principle of this land use is therefore established and considered acceptable. The proposed layout and form is also considered to be acceptable as detailed in the above assessment.

- 8.38 **Impact on Wildlife** - Objectors note the use of the site by birds of prey, deer, rabbits, foxes, wild geese, ducks and other species.

**Response:** The application is supported by a Preliminary Ecological Assessment which advises that as the site is currently in agricultural use it is not high in biodiversity value and that there are no protected species present on site. The proposed landscaping and biodiversity enhancement plan will ensure that the site delivers an increase in species and biodiversity value.

- 8.39 **Drainage, Flooded Fields and Septic Tank outfall** - The proposed development is unacceptable.

**Response:** Scottish Water has confirmed capacity for water and waste water to serve the site. It is noted that the fields forming part of the application site regularly flood with surface water. The applicant has a designed a Surface Water Drainage Scheme to serve the site and address this issue. In terms of potential damage to seepage routes relating to Septic Tanks serving existing houses on Coatbridge Road this would be a civil matter should any problem arise.

- 8.40 **Loss of View** - The proposed development is unacceptable.

**Response:** This is not a material planning consideration

- 8.41 **Adverse Impact on Privacy** - An objection was raised by 209 Langmuir Road regarding privacy.

**Response:** The site layout has been subject to revision and plot 20 closest to 209 Langmuir Road now has a bespoke window solution to the house type to protect privacy. Due to the rear garden length of plot 20 and height of rear boundary fence proposed it is considered that the windows on the ground floor will not be unacceptably affected. The windows at the first floor were considered and given the overall distance between houses and angle between their positioning these windows were considered to be acceptable and would allow privacy to be maintained. The window of Bedroom 2 of the Jackwood house type 3 has been modified on Plot 20 so that the window to Bedroom 3 is located on the gable elevation facing Langmuir Road and not the rear elevation as is standard for that house type. The other upper windows relate to a bathroom or are at an obtuse angle furthest away from the objector's property and this is considered acceptable.

- 8.42 **Adverse Impact on Guest House Business** - An objection was received by the existing Guest House at 151 Langmuir Road.

**Response:** The site is located within the General Urban Area and allocated in the North Lanarkshire Local Development Plan for housing. The site has been designed in such a way that the proposed houses will not adversely impact privacy or sunlight daylight of the Guest House.

- 8.43 **Health and Safety/Coal Mining Legacy Risk** – The objection raises concern about Drumpark Colliery being on the site (1865-1885) and a shaft in the south side of the proposed area which may bring risk of damage or injury.

**Response:** The Coal Mining Remediation Authority were consulted on the application and advised that as the site falls within their defined Development Low Risk Area that their standard advice note applies. This can be attached by informative.

- 8.44 **Use of food producing land** - The site is active food producing land ie Barley and silage. Why build on good food producing land when there are many unused sites close by.

**Response:** The application site falls within an area zoned as a General Urban Area in the North Lanarkshire Local Development Plan and the site is identified as a housing site NLMK1185. It is not for this assessment to review these sites as the principle of the release of this site for housing has been approved through the adoption of the local development plan.

- 8.45 **Location of the Construction Compound** – its position is unacceptable.

**Response:** The construction compound is located to allow the efficient build out of the site and is a temporary feature whilst the site is under construction. Notwithstanding a condition has been attached requiring the submission of a construction management plan.

- 8.46 **Lack of Social Housing** – this is not provided

**Response:** The site does not fall within an area of North Lanarkshire where affordable housing requires to be provided through planning policy.

- 8.47 **Footpath connections to the new St Kevin's Hub** - The Parent Council, Councillor Robinson and others raised concerns about the footpath connections to the new St Kevin's Hub on Coatbridge Road due to open in spring 2026.

**Response:** The feasibility of the delivery of a continuous footway between the site and the new St Kevin's Community Hub is currently being explored by NLC Education, Estates and Infrastructure and Transportation. Due to this project being at an exploratory stage there is no known date for delivery of this link. On this basis, the applicant has agreed to provide the footway along the southern edge of Coatbridge Road (A89) as part of their development of the site. However, should the wider footway project between the site and the St Kevins Community Hub not be completed by the time the applicant completes the final dwellinghouse then the applicant has agreed to make a financial contribution at that time to pay for the delivery of completion of the footway along the frontage of their site when the continuous footpath along Coatbridge Road is brought forward. This ensures pedestrian connectivity and safety and can be controlled by both condition and legal agreement.

The route to the new St Kevin's Community Hub will therefore at this time continue to take pedestrians from Langmuir Road to the existing controlled crossing point over to the north side of Coatbridge Road, then along to the hub where a new crossing is due to be installed (prior to the opening of the hub) which will bring pedestrians safely to the entrance.

## 9. **Conclusions**

- 9.1 Taking the above into account, it is considered that the proposed housing development is in accordance with the relevant policies of the development plan. The design and layout is of high quality, will offer biodiversity enhancements to the site and will integrate satisfactorily with the surrounding area. The

technical supporting documents demonstrate that the proposal can be accommodated within the site without adverse impacts on the surrounding area including residential properties and neighbouring existing uses such as Viridor. Extensive consideration has been given to the comments from both external and internal consultees and no matters have been raised which would merit the refusal of the application and appropriate conditions can be applied to address matters raised. Due consideration has also been given to issues raised in objections but these are not upheld or carry such weight as to merit the refusal of the application. On this basis, it is recommended that planning permission be granted subject to conditions and a legal agreement for matters that cannot be controlled by condition.