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24 February 2026

Members of the Planning Committee

Chief Executive's Office

Rachel Blair
Chief Officer (Legal & Democratic)
Civic Centre, Windmillhill Street,
Motherwell ML1 1AB
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Notice is given that a Meeting of the **Planning Committee** is to be held in the Council Chamber, Civic Centre, Windmillhill Street, Motherwell, ML1 1AB on Thursday, 05 March 2026 at 10:00 AM which you are requested to attend.

The agenda of business is attached.

Rachel Blair
Chief Officer (Legal & Democratic)

Members :

N Shevlin, G Currie, A Beveridge, B Burgess, A Bustard, J Cairns, M Coyle, S Coyle, K Docherty, A Duffy-Lawson, T Fisher, M Hughes, L Jarvie, T Johnston, J Keltie, J Logue, H Loughran, J McLaren, C McManus, M McPake, A McVey, L Mitchell, D Robb, A Smith, G Woods.

***North
Lanarkshire
Council***

Planning Applications for consideration
of Planning Committee

Committee Date: 5th March 2026

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APPLICATIONS FOR PLANNING COMMITTEE

5th March 2026

Page No	Application No	Applicant	Development/Site	Recommendation
7-24	24/01250/PPP	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	25/00603/FUL	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

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:

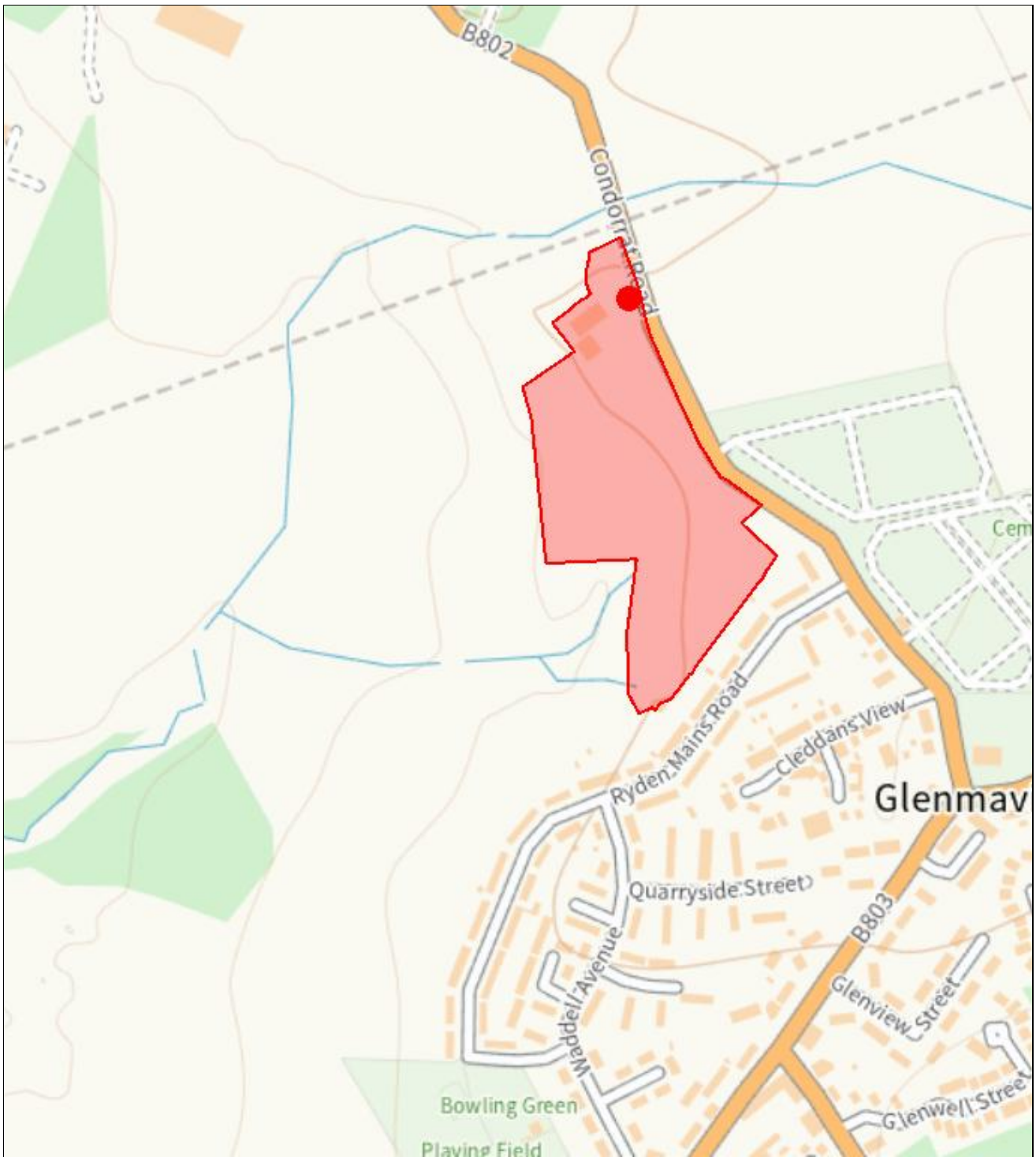
48 letter(s) of representation received.

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

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

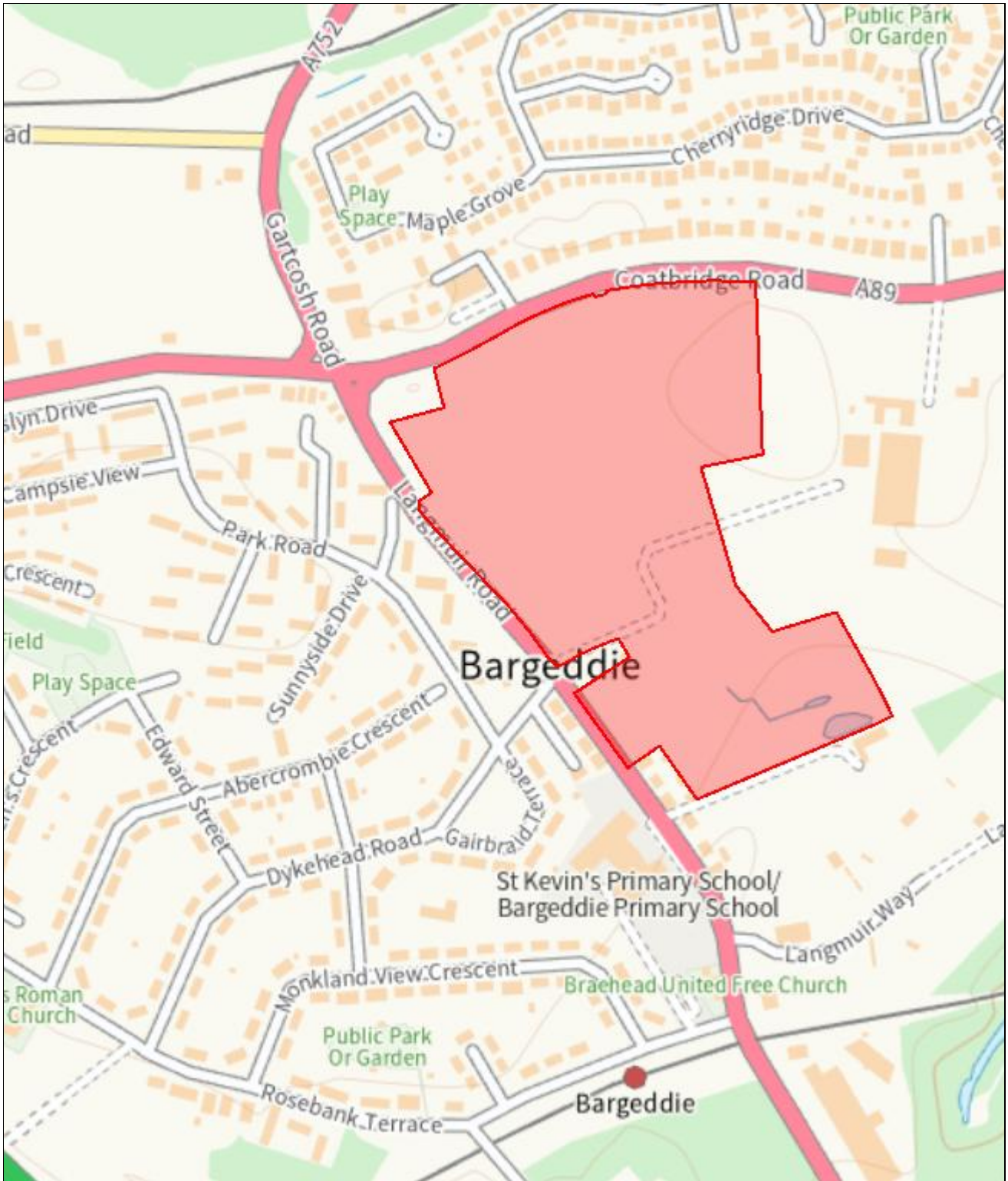
Ward:10 Coatbridge West
Kevin Docherty, Lesley Mitchell, Gary Robinson,**Representations:**



17 letter(s) of representation received.

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>Planning Application: 25/00603/FUL Name (of applicant): Miller Homes Ltd Site Address: Site At Langmuir Road Bargeddie</p> <p>Development: Erection of Residential Development and Associated Works</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

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 site 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.

North Lanarkshire Council Report

Planning Committee

Does this report require to be approved? Yes No

Ref GM Date 05/03/26

Planning Enforcement Charter Review 2026

From Pamela Humphries, Chief Officer (Place)

E-mail McCrackenGwen@northlan.gov.uk **Telephone** 01236 632487

Executive Summary

The purpose of this report is to advise the Committee that the Council's Planning Enforcement Charter is now two years old and has been reviewed, as required by the Planning etc (Scotland) Act 2006 and to request that the Committee approve the revised contents of the Charter.

Recommendations

The Committee is asked to approve the revised Planning Enforcement Charter attached at Appendix A.

The Plan for North Lanarkshire

Priority	Improve the health and wellbeing of our communities
Ambition statement	(17) Ensure we keep our environment clean, safe, and attractive
Programme of Work	Statutory / corporate / service requirement

1. Background

- 1.1 The Planning etc. (Scotland) Act 2006 requires planning authorities to produce an enforcement charter which sets out how the enforcement system works, how the public can report breaches of planning control, the role of the council and the service standards it sets itself. The charter must be reviewed every two years.
- 1.2 The council's first Enforcement Charter was approved by the Committee on 20th May 2010 and published online in November 2010. The current version was approved by Committee on 24 February 2022.
- 1.3 It should be noted that there have been no changes to the Enforcement legislation which would have necessitated significant changes to the Charter since it was last published.

2. Report

- 2.1 The Charter explains how the enforcement process works, the role of North Lanarkshire Council: the service standards we set and what happens at each stage of what can be a lengthy process.
- 2.2 Enforcement is one of the most complex parts of the planning system. The aim of this Charter is to ensure that adopted procedures are fair and reasonable and that interested parties are kept informed and are made aware of what is required.
- 2.3 The revisions carried out within the Charter seek to provide greater clarity on the Council's enforcement procedures and the powers that can be applied. It sets out the process and expands on the reasoning of when and why these discretionary powers are used. It highlights the importance of targeting resources on matters that are serious in nature and scale and recognises that in some instances it may not always be appropriate to take formal enforcement action.
- 2.4 To support the delivery of an effective enforcement service the Planning Service now has a dedicated Enforcement Officer and is in the process of recruiting a Compliance Officer. In addition, an online complaint form has been introduced to ensure the details necessary to support the investigation of a breach of planning control are collected from the start. This will improve efficiency, accessibility and accuracy in reporting breaches of planning control.

3. Measures of success

- 3.1 The measures of success would be an increased public awareness and understanding of the enforcement system which prioritises resources on addressing the most significant breaches including those where there is a risk of environmental harm.

4. Supporting documentation

Appendix A – Enforcement Charter



Pamela Humphries
Chief Officer (Place)

5. Impacts

<p>5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact? The introduction of an online planning enforcement form is expected to improve accessibility, consistency, and efficiency for most users. However, it may create barriers for digitally excluded individuals, people with certain disabilities, vulnerable groups relying on non-digital channels, and those with language barriers. Alternative reporting routes and accessible design will be important to ensure no one is disadvantaged.</p> <p>If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>5.2 Financial impact Does the report contain any financial impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/></p>

5.6	Technology / Digital impact
Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the impact?	
An on-line complaint form has been created to ensure all necessary details are collected upfront. This will improve efficiency, accessibility and accuracy in reporting breaches of planning control.	
Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?	
Yes <input type="checkbox"/> No <input type="checkbox"/>	
5.7	Environmental / Carbon impact
Does the report / project / practice contain information that has an impact on any environmental or carbon matters?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the impact?	
5.8	Communications impact
Does the report contain any information that has an impact on the council's communications activities?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the impact?	
5.9	Risk impact
Is there a risk impact?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?	
5.10	Armed Forces Covenant Duty
Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.	
5.11	Children's rights and wellbeing impact
Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).	
If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?	
Yes <input type="checkbox"/> No <input type="checkbox"/>	

Planning Enforcement Charter

A guide to how the planning enforcement process works

Document control	
Title	Planning Enforcement Charter
Issued	24 February 2022
Reviewed	February 2024 February 2026

Next review date	February 2028
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Introduction

This Planning Enforcement Charter explains how the planning enforcement process works, our role and our service standards. It sets out the current powers available to planning authorities and the standards that North Lanarkshire Council has set.

Under planning legislation, we need to provide this Charter and review and update it every two years. By doing so we can ensure our service users have relevant information on our procedures, what to expect and what is required when they engage with the planning enforcement service.

What is a breach of planning control?

Planning permission is required for most development that takes place in Scotland. A breach of planning control is where development has been carried out without the required planning permission, or the failure to comply with any condition or limitation subject to which planning permission has been granted.

Planning enforcement also covers some other matters that do not need planning permission including:

- Advertisements such as billboards and hoardings that are not consented under the Advertisement Regulations
- Carrying out work to trees that are protected by a Tree Preservation Order (TPO), are within a conservation area or protected by a planning condition
- Concerns relating to High Hedges Act 2013
- Works in Conservation Areas that don't have consent
- Works to listed buildings that don't have Listed Building Consent

A breach of planning control is not a criminal offence, and the purpose of planning enforcement is to resolve a problem rather than to punish a mistake.

What is not a breach of planning control?

Planning enforcement can only be used to address a breach of planning legislation.

Permitted development rights allow some alterations and extensions to be carried out without the need for planning permission. Where work doesn't require planning permission, or is considered permitted development, we do not have legal powers to act as there is no breach of planning control.

Other matters that are not controlled through planning legislation are:

- Boundary disputes and/or title deed enquiries

- Dangerous buildings
- Noise nuisance, including noise on construction sites unless specifically controlled by a planning condition
- Public health nuisance such as drainage issues resulting in the discharge of sewage or wastewater, accumulations of refuse which could provide harbourage for rodents or smells coming from commercial premises
- Fly tipping
- Flooding or blocked drains on roads, pavements or footpaths

Appendix 3 gives information on who to best contact regarding other legislation that may address some of the points noted above.

Time limits

Planning enforcement time limits are set in legislation.

A four-year limit applies to 'unauthorised operational development' (the carrying out of building, engineering, mining or other operations in, on, over or under land) and change of use to a single dwelling house. After four years following the breach of planning control, the development becomes lawful, and no enforcement action can be taken.

A ten-year limit applies to all other development including change of use (other than to a single dwelling house) and breaches of condition. After ten years, the development becomes lawful if no enforcement action has begun. There is no limit regarding enforcement action being taken against unauthorised works on a listed building.

How to report a breach of planning control

It is not practical, nor is it expected that we will be aware of every breach of planning control so the public can play a vital role in reporting a possible breach and any concerns should be raised with us.

To report a breach of planning control, [please use our online form](#). You will need to include:

- your name (we do not investigate anonymous complaints)
- your address
- details of what you are reporting
- the address or location of what you are reporting
- when did the work you are reporting take place
- who is responsible, if known
- any other information such as photographs and/or documents to provide more information on the work you wish to report.

If you are unable to use the online form, you can contact us for assistance by telephone on 01236 632487, by email at Planningenquiry@northlan.gov.uk or post at Planning and Place, Civic Centre, Windmillhill Street, Motherwell, ML1 1AB.

If we haven't been given enough information to investigate a complaint, we will get back to you.

Anonymous enquiries and confidentiality

In most cases we will not investigate anonymous complaints or where false contact information is given.

If you report something to us your details will not be shared. This is subject to the requirements of the Freedom of Information (Scotland) Act 2002. If you request total confidentiality, this may limit our ability to take formal action as confidentiality cannot be guaranteed if the case leads to court proceedings.

Investigating a possible breach of planning control

An investigation begins with the case officer checking the historical information and assessing the site. The length of time taken to fully investigate a breach of planning will vary from case to case. It is not always possible to anticipate how a particular case will develop, nor how long it will take to investigate.

The length of time required to resolve a case or take action can be affected by a number of factors and can take anything from a few days to a few months. Progress can depend on the need to gather further evidence, to allow negotiations to take place or for formal procedures to be concluded. Similarly, an application to regularise the breach of control or an appeal against a decision of the planning authority can also influence the time taken and not every complaint will lead to formal action.

We recognise that delays can be a source of considerable frustration to those submitting information, particularly if they consider their amenity is affected. We will acknowledge receipt of a complaint and provide an update to interested parties within six weeks from receipt of the complaint and again at key stages as the case moves forward.

Priority for investigating complaints is based on matters such as the level of impact in planning terms of the breach, and the significance of the site.

North Lanarkshire Council has the legal power to enter land to:

- Establish if there has been a breach of planning control
- Check if there has been compliance with a formal notice
- Check if a breach has been satisfactorily resolved

This power applies to any land and may involve officials entering land adjacent to the site of the breach.

Breaches that are high impact in planning terms

Examples of breaches of planning control that have a high impact in planning terms and those involving significant or environmental harm such as:

- Significant and irreversible unauthorised works to a Listed Building or Scheduled Ancient Monument
- Significant and irreversible unauthorised land engineering or waste tipping
- Unauthorised felling of a tree covered by a Tree Preservation Order
- Unauthorised demolition of a building in a Conservation Area
- Non-compliance with site investigation requirements

Breaches that are low impact in planning terms

Examples of breaches of planning control that have a lower impact in planning terms include:

- Minor breaches that minimally exceed permitted development limits
- Minor works without planning permission. For example, walls, fences and satellite dishes
- Small scale householder developments and domestic outbuildings such as sheds, home offices or outhouses
- Work that has gone undetected for an extended period (but still within the period when action could be taken)

Acting on breaches of planning control

Planning enforcement helps us decide whether there is a problem that needs further action. We try to resolve issues by talking and negotiating with the developer, rather than punishing mistakes. Our aim is always to work together to fix the problem. A breach of planning control is not a criminal offence, and any action we take must be proportionate to the scale of the breach.

In some cases, this will mean that formal action is not pursued.

We have statutory powers to:

- Investigate breaches of planning control and the conditions attached to planning consents.
- Take formal action where a satisfactory outcome cannot be achieved by negotiation.

Our planning enforcement powers are discretionary, so not all breaches will result in formal action being taken. Planning enforcement legislation is designed to protect the wider public interest, rather than the interests of private individuals.

This means that even where a breach of planning control has been identified we have to consider if it is in the wider public interest to take enforcement action. We may consider some breaches of planning control to be acceptable due to their limited impact or it may be more appropriate to require the submission of a retrospective planning application

The decision not to act is a necessary tool to ensure that resources are targeted to matters that are serious in nature and scale while protecting the principles set out in planning legislation.

Enforcement action will only be taken where, the breach of planning control is significant and would unacceptably affect public amenity, public safety or the use of land and buildings meriting protection in the public interest. The action taken must be proportionate to the breach.

In making this assessment we gather evidence and consider the nature and scale of the breach, and whether it unacceptably affects public amenity and or the built or historic environment.

Only a relatively small number of cases result in formal enforcement action. This may be a Notice requiring a retrospective application to be made, an Enforcement Notice or a Breach of Conditions Notice. In some instances, formal action may require the agreement of elected members.

Complainants should be aware that anyone served with a formal enforcement notice has the right to appeal, with the exception being breach of condition notices.

Appeals against enforcement notices are considered by Scottish Ministers and dealt with, in most cases, by Reporters from the Directorate for Planning and Environmental Appeals. Anyone who has submitted information on a possible breach of planning control will be told if an appeal is made. An appeal can also delay how long it takes to resolve the case.

Failure to comply with a Notice may result in the Planning Authority taking further action. This can include a range of possible options including:

- Referring the case to the Procurator Fiscal for possible prosecution. The time the Procurator Fiscal takes to deal with any case they take on is not something that planning legislation can control.
- Carrying out any work required by a notice and charging the person for the costs involved
- Seeking a court interdict to stop or prevent a breach of planning controls.

For further details see Appendix 1.

Our service standards

Our service standards tell you what level of service you can expect from us. They define what you can expect from us and how we will deliver that.

Service Standard 1. We will review this charter every two years to make sure it remains relevant and effective.

Service Standard 2. If you report work without permission, we will send you an acknowledgement within five working days. The acknowledgement will include a reference number and contact details. If preliminary checking of a complaint indicates that there is no breach of planning control, we will advise you and no further action will be taken.

Service Standard 3. If you report work without permission, you will get a formal response within six weeks to advise of our decision on the case, or to advise that further investigation is needed before we decide.

We will give priority to significant breaches of planning control. These include:

- Significant and irreversible unauthorised works to a Listed Building or Scheduled Ancient Monument
- Significant and irreversible unauthorised land engineering or waste tipping
- Unauthorised felling of a tree covered by a Tree Preservation Order
- Unauthorised demolition of a building in a Conservation area
- Non-compliance with site investigation requirements

Service Standard 4. Where a planning breach cannot be resolved and action is justified, a formal notice may be served. We will write to the recipient of the notice to explain what is required, the timescales involved and the available options to resolve the issue.

Service Standard 5. Where the terms of any enforcement notice are not complied with, every effort will be made to resolve the case. Options for further action will vary depending upon the nature of the case, but include:

- in the case of an enforcement notice, direct action by the council
- for either an enforcement notice or a breach of condition notice, the matter being referred to the Procurator Fiscal for possible prosecution or alternatively offering the opportunity to pay a fixed penalty (issue of a fixed penalty notice)

Service Standard 6. We will respond to formal complaints within the time frames set out in the council's formal complaint procedure. The council will monitor all complaints and suggestions made and use them to review and improve the service provided.

Making a suggestion or complaint about planning enforcement

We hope you will be satisfied with our planning enforcement service.

If you have any suggestions, concerns or difficulties, we want to hear from you. We are committed to improving our service and dealing promptly with any failures.

We will consider all complaints made about the way an enforcement enquiry was dealt with. Some people may disagree with the outcome of an investigation but, of itself, that is not grounds for complaint. As noted previously there is a separate appeals procedure for a recipient of an enforcement notice.

In the first instance, any concerns regarding the enforcement service should be discussed with the member of staff involved in the investigation. If you are still not satisfied, talk to their line manager.

If you are not happy with their response you may submit a formal complaint using our [complaints procedure](#). This procedure has two stages. The first stage is frontline resolution which aims to resolve complaints within five working days. Stage two complaints require further investigation, and we aim to respond to these within 20 working days. Formal complaints may be made online or in writing.

Lastly, if having made a formal complaint about service provided by us and you remain dissatisfied with the council's handling of your complaint, having exhausted the council's complaint procedure, you have the right to take your complaint to the [Scottish Public Services Ombudsman](#) (SPSO).

- SPSO telephone: 0800 377 7330
- SPSO email: ask@spsso.org.uk

Generally, you must contact the Ombudsman within 12 months.

Appendix 1: Enforcement powers

The planning enforcement powers available to us are set out in legislation.

This legislation is the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006. Listed building enforcement notices are covered by the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The Planning Acts are available from HMSO, 71 Lothian Road, Edinburgh and from the [governments website](#).

Government policy on planning enforcement is set out in Planning Circular 10/2009: Planning Enforcement. The circular is available from [Scottish Government website](#).

Types of Notice

Breach of Condition Notice

This is used to enforce the conditions applied to any planning permission. It comes into effect 28 days after being served. It may be used as an alternative to an enforcement notice (see below) and is served on any person carrying out the development and/or any person having control of the land. There is no right of appeal. Failing to comply with a breach of condition notice can result in the council seeking to prosecute, with a fine of up to £5,000.

Enforcement Notice

This is generally used to deal with unauthorised development but can also apply to breach of planning conditions. There are similar notices and powers to deal with listed buildings (see below), and advertisements. An enforcement notice will specify:

- A notification period before it comes into effect (a minimum of 28 days - but see the section 8 below on advertisements)
- The steps that must be taken to remedy the breach
- A further period (known as the compliance period) which is set by us and gives the recipient time to carry out any works required to comply with the notice. There is no minimum or maximum period, so long as the amount of time allowed is reasonable and reflects the amount of work that may need to be undertaken

There is a right of appeal and the terms of the notice are suspended until a decision is reached.

Failure to comply with an enforcement notice within the time specified is an offence and may lead to a fine of up to £50,000 in the Sheriff Court. Failure to comply may also result in us taking Direct Action to correct the breach (see other powers below).

Listed Building Enforcement Notice

This must be served on the current owner, occupier and anyone else with an interest in the property. The procedures are similar to those outlined above. The notice must specify the steps to be taken to remedy the breach and a final date for compliance. Failure to meet the terms of the notice by the date specified is an offence. There is the right of appeal to Scottish Ministers against the notice. Breaches of listed building control are a serious matter. It is a criminal offence to undertake unauthorised works to demolish, significantly alter, or extend a listed building. In certain circumstances, this can lead either to an unlimited fine or imprisonment.

Stop Notice

This is used in urgent or serious cases where unauthorised activity must be stopped, usually on grounds of public safety. When a stop notice is served, the planning authority must also issue an enforcement notice. There is no right of appeal against a stop notice and failure to comply is an offence. An appeal can be made against the accompanying enforcement notice. If a stop notice is served without due cause, or an appeal against the enforcement notice is successful, the Stop Notice may be quashed, and the council may face claims for compensation. The use of stop notices therefore needs to be carefully assessed by us.

Temporary Stop Notice (TSN)

This is used to require the immediate halt of an activity which breaches planning control. The provisions make an exception in that a TSN cannot prohibit the use of a building or a caravan as a dwelling house. TSNs are enforceable for 28 days, after which they time, they expire. They may, however, be followed by further enforcement action such as an Enforcement Notice and Stop Notice. There is no provision to appeal against a TSN.

Fixed Penalty Notice (FPN)

This provides us with an alternative process, instead of the option to seek prosecution, to address situations where a person has failed to comply with the requirements of an enforcement notice (EN) or a breach of condition notice (BCN). By paying the penalty imposed by the FPN, the person will discharge any liability for prosecution for the offence. They will not, however, discharge the obligation to comply with the terms of the EN or BCN and we retain the power to take direct action to remedy the breach and recover the costs of such work from that person. We are not required to offer the option of paying a fixed penalty. Any decision to do so would be dependent on considerations such as the scale of the breach and its impact on local amenity.

Notice Requiring Application for Planning Permission for Development Already Carried out

Where we consider that a development which does not have planning permission may be acceptable (for example, they consider that it might be granted planning permission) they may issue a notice requiring the landowner or developer to submit a retrospective planning application. This application will be considered on its planning merits and handled in the same way as any other planning application. Issuing such a notice does not guarantee that permission will be granted; we may, on consideration of the application, decide instead to refuse permission, or to grant permission subject to conditions or alterations to make the development acceptable.

Other powers

Planning Contravention Notice

This is used to obtain information about activities on land where a breach of planning control is suspected. It is served on the owner or occupier, on a person with any other interest in the land or who is carrying out operations on the land. They are required to provide information about operations being carried out on the land and any conditions or limitations applying to any planning permission already granted. Failure to comply with the notice within 21 days of it being served is an offence and can lead to a fine in the courts.

Notice under Section 272 (of the Town and Country Planning (Scotland) Act 1997)

This provides limited powers to obtain information on interests in land and the use of land. Failure to provide the information required is an offence and can lead to a fine by the courts.

Notice under Section 179 (of the Town and Country Planning (Scotland) Act 1997)

This allows us to serve a notice on the owner, lessee or occupier of land which is adversely affecting the amenity of the area. This is also known as an 'Amenity Notice' and sets out the action that needs to be taken to resolve the problem within a specified period. As it can prove difficult to recover such costs and given budgetary constraints the use of such notices needs to be carefully assessed. These will normally only be pursued when there is a significant adverse impact upon amenity of an area; the works required are in the wider public interest and there are no other means of addressing the concerns.

Interdict and Interim Interdict

An interdict is imposed by the courts and is used to stop or prevent a breach of planning control. Court proceedings can prove costly, and councils normally only seek interdicts in serious cases or where enforcement notices have been ignored in the past. However, we can seek an interdict in relation to any breach without having to use other powers first. Breaching an interdict is treated as a contempt of court and carries heavy penalties.

Direct Action

These powers enable us to carry out any steps required by an enforcement notice, including such steps to discontinue a use of land and such steps for the purpose of making development comply with the terms of any planning permission which has been granted in respect of the land, or for the purpose of removing or alleviating any injury to amenity which has been caused by the development. If direct action is undertaken, we will seek to recover any costs it incurs from the landowner.

Appendix 2: Planning enforcement and advertising

The display of advertisements is covered by legislation.

This legislation is the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984. Many advertisements are displayed with what is called 'deemed consent' which means they do not require planning permission if they meet the criteria and conditions set out in the regulations. One of these conditions is that the landowner has given permission for the advertisement to be displayed on their land.

Displaying an advertisement in contravention of the regulations is an offence and, if convicted in court, an offender can be fined. The court can impose further fines for each day the breach of the regulations continues.

We have the power to serve an enforcement notice. This specifies a time period (normally 28 days) for compliance with the notice. However, this period can be reduced to seven days if we believe there is an urgent need for the advertisement to be removed or altered in the interests of public safety, or if the advertisement can be removed without any other work being required.

An enforcement notice can also require that a particular piece of land should not be used to display advertisements. This remains in force even if the original advertisement is removed. Any subsequent advertising on this site would amount to a breach of the notice.

We also have powers to remove or destroy placards and posters that do not have planning permission or deemed consent. If the person who put up the poster can be identified, they must

be given at least two days notice that we intend to take the poster down. If they cannot be readily identified, then the advert can be removed immediately.

Council officials can enter unoccupied land, if necessary, to remove an advertisement. However they have no powers to remove advertisements displayed within a building to which there is no public access.

Appendix 3: Other useful contacts

[Report a dangerous building](#)

[Report a noise nuisance](#)

[Report a public health nuisance](#)

[Report fly tipping](#)

[Report flooding or locked drains on roads, pavements or footpaths](#)

[Scottish Environment Protection Agency \(SEPA\)](#)

[Directorate of the Built Environment](#)

[Planning Aid Scotland](#)

[Directorate for Planning and Environmental Appeals](#)

[Health and Safety Executive](#)

[Advertising Standards Authority](#)

North Lanarkshire Council Report

Planning committee

Does this report require to be approved? Yes No

Ref JM/DQH Date 05/03/26

Update to the Supplementary Planning Guidance (SPG) on Education Contributions

From James McKinstry, Chief Officer (Assets and Procurement)

E-mail mckinstryj@northlan.gov.uk **Telephone**

Executive Summary

This annual update to the Supplementary Planning Guidance (SPG) on Education Contributions ensures that developer contribution rates remain accurate, transparent, and aligned with current market conditions. The 2026 review incorporates the latest build cost data from completed education projects

Key Updates to Cost Metrics:

- **New Build Schools:** The per-unit contribution rate has increased from **£10,500** to **£10,800**, reflecting full construction requirements and rising material and labour costs.
- **Extensions/Additional Capacity (Non-PPP Schools):** Updated from **£3,238** to **£3,325** per unit, accounting for integration with existing facilities and inflationary pressures.
- **Extensions/Additional Capacity (PPP Schools):** Revised from **£3,668** to **£3,755** per unit, recognising the additional contractual and design complexities inherent in PPP arrangements.

These adjustments ensure contributions remain proportionate to the infrastructure demands generated by new housing developments and maintain compliance with national policy requirements. The updated figures will apply to all relevant planning applications and will be subject to indexation.

Recommendations

It is recommended that the Committee:

- (1) Acknowledge the updates to the cost metrics, appendices and proposed text amendments to the Supplementary Planning Guidance for Education Contributions.
- (2) Agree that an updated Supplementary Planning Guidance for Education Contributions can be prepared and published.

- (3) Agree that future updates to the cost metrics and school capacity forecasts in the guidance for developer contributions can be made on an annual basis.

The Plan for North Lanarkshire

Priority	Improve North Lanarkshire's resource base
Ambition statement	(25) Ensure intelligent use of data and information to support fully evidence based decision making and future planning
Programme of Work	Statutory / corporate / service requirement

1. Background

- 1.1 The North Lanarkshire Local Development Plan (NLLDP), adopted in 2022, introduced Policy CI on Contributions to Infrastructure, including education provision. To implement this policy, the Council published Supplementary Planning Guidance (SPG) on Education Contributions in November 2024. This guidance set out the circumstances under which developer contributions would be required to mitigate the impact of new housing developments on school capacity, aligning with National Planning Framework 4 (NPF4) Policy 18 and Circular 3/2012. Following a six-week public consultation in late 2023, the SPG was updated in February 2025. Key changes included a revised Pupil Product Ratio (PPR) for secondary schools, clarification on indexation, and enhanced guidance on development viability assessments. The March 2025 version provided detailed appendices on cost calculations, school contribution lists, and viability reporting requirements.
- 1.2 This report brings forward the annual update which ensures that the SPG remains current and robust by reflecting the latest build cost data, updated school capacity forecasts, and lessons learned from applying the guidance since its adoption. It also aims to maintain compliance with national policy requirements, improve transparency for developers, and provide clearer processes for calculating contributions and assessing viability. This update supports the Council's commitment to delivering sustainable growth while safeguarding educational infrastructure.
- 1.3 Since the 'adoption' of the Guidance it has become apparent that the reference to the Local Development Plan Policy wording requires to be updated to reflect the Adopted LDP. Additionally Circular 3/2012 was replaced on 22nd December 2025 by a new Circular 4/2025 Planning Obligations and Good Neighbour Agreements which continues to require necessity, proportionality, and reasonableness, aligning with the SPG approach. The Guidance will be updated to reflect these changes.

2. Report

- 2.1 The Supplementary Planning Guidance (SPG) on Education Contributions was first introduced in November 2024 to implement Policy CI of the North Lanarkshire Local Development Plan (NLLDP). It provided a framework for securing developer contributions to mitigate the impact of new housing developments on school capacity. The guidance aligned with National Planning Framework 4 (NPF4) Policy 18 and Circular 3/2012, ensuring contributions were necessary, proportionate, and reasonable. The 5 tests outlined are as follows:

Necessary

The obligation must be required to make the proposed development acceptable in planning terms.

Serve a Planning Purpose

It should relate to the development plan and serve a legitimate planning objective.

Relate to the Proposed Development

The obligation must address impacts that arise directly from the development or from its cumulative impact within the area.

Fairly and Reasonably Relate in Scale and Kind

Contributions should be proportionate to the nature and scale of the development.

Be Reasonable in All Other Respects

The obligation must be practical, enforceable, and not place an undue burden on the developer.

- 2.2 A six-week public consultation in late 2023 informed significant updates adopted in February 2025. Key changes included:
- Revision of the Pupil Product Ratio (PPR) for secondary schools from 0.24 to 0.18.
 - Clarification on indexation, confirming it applies only until costs are finalised at financial close for each new build.
 - Enhanced guidance on development viability assessments, including detailed reporting requirements.
 - Updated cost calculations and school contribution lists in March 2025 appendices.
- 2.3 The current update ensures the SPG remains fit for purpose by reflecting on the following:
- latest build cost data and school capacity forecasts. Which have been collated from the most recent projects across the education estate.
 - Incorporating lessons learned from applying the guidance since adoption.
 - Improving transparency and clarity for developers on contribution calculations and viability processes.
 - Maintaining compliance with national policy requirements and supporting sustainable growth.

Key Areas of Review

- 2.4 There are several key areas which require to be reviewed and updated on an annual basis.
- Cost Metrics: Update contribution rates based on recent project costs and BCIS indexation.
- School Capacity Data: Refresh catchment analysis and contribution triggers.
- Viability Guidance: Refine requirements for viability assessments and reporting.
- Appendices: Update school contribution lists and calculation examples and identified housing sites on the most recent 2025 Housing Land Audit.

Cost Metrics

2.5 The basis for updating contribution rates in 2026 reflects the most recent real-life build costs from completed education projects within North Lanarkshire. The guidance distinguishes between different types of infrastructure provision:

- New Build Schools: Higher per-pupil costs due to full construction requirements previously set at £35,000 per pupil has now been updated to £36,000 per pupil. This equates to £10,800 per unit.

- Extensions/Additional Capacity (Non-PPP Schools): Costs, historically £10,795 per pupil, reflecting partial build and integration with existing facilities now updated to £11,085 per pupil. This equates to £3,325 per unit.

- Extensions/Additional Capacity (PPP Schools): Slightly higher than non-PPP extensions due to the Public Private Partnership agreement and the contractual and design complexities. Costs have been updated from £12,229 per pupil, to £12,519 per pupil. This equates to £3,755 per unit.

These figures are subject to annual review and indexation until locked in at the point of agreement. This update ensures that developer contributions remain proportionate, transparent, and sufficient to meet the infrastructure needs generated by new housing developments.

School Capacity Data

2.6 The SPG relies on accurate and regularly updated school capacity information to determine when developer contributions are required. This involves refreshing catchment analysis and contribution triggers annually to reflect changes in housing delivery and enrolment trends. Key elements include updated School roll projections based on the most up to date Housing Land Audit and cohort progression modelling to reflect phased pupil intake. Revised Pupil Product Ratios (PPR) to ensure realistic pupil yield estimates and recalculating the denominational/non-denominational split based on a rolling five-year average of enrolment patterns. These updates ensure that contribution calculations remain proportionate, evidence-based, and aligned with the actual impact of development on the education estate.

Viability Guidance

2.7 No viability assessments have been submitted and fully assessed to allow consideration of the operation of this section of the Guidance. The new Circular 4/2025 Planning Obligations and Good Neighbour Agreements includes consideration of development viability. This new element of Government guidance aligns well with the approach laid out in the SPG so there is considered to be no requirement for any amendment at this review.

Appendices

- 2.8 The SPG includes several appendices that require annual updates to maintain accuracy and transparency. These updates cover the developer contribution calculations, school lists identifying where contributions are required, and a list of the housing sites and what catchment they are allocated to. Each appendix ensures that developers have access to the most current information on costs, capacity triggers, and procedural requirements. In addition, Appendix 3 of this report includes a copy of the most recent Housing Land Audit, with every identified development linked to its respective primary and secondary school catchment areas for the next 10 years. This linkage provides clarity on where contributions may be required and supports forward planning for both developers and the Council.

3. Measures of success

- 3.1 The success of the updated SPG will be measured by its ability to deliver accurate, transparent, and timely information to both the Council and developers. Annual updates to school capacity data, Pupil Product Ratios (PPR), and denominational/non-denominational splits will ensure evidence-based decision-making and proportionate contributions.

For North Lanarkshire Council, success means faster processing of planning applications, compliance with national policy, and effective delivery of school infrastructure to meet housing growth.

For users, success will be reflected in improved confidence, reduced disputes, and clear linkage of developments to catchment schools through the inclusion of the latest Housing Land Audit, supporting forward planning and viability assessments.

4. Supporting documentation

Appendix 1 - Developer Contribution Calculations

Appendix 2 - School contribution list

Appendix 3 – 2025 Housing Land Audit with school catchment association

Name Douglas Holmes

Title Forward Planning Manager

5. Impacts

<p>5.1 Public Sector Equality Duty and Fairer Scotland Duty</p> <p>Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p> <p>If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.2 Financial impact</p> <p>Does the report contain any financial impacts?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, have all relevant financial impacts been discussed and agreed with Finance?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p> <p>There are financial implications arising from the updated cost metrics within the Supplementary Planning Guidance. The revised per-pupil contribution rates reflect the most recent build costs from completed education projects and ensure that developer contributions remain sufficient to address the infrastructure impacts of new housing. These contributions support the delivery of additional school capacity where required, reducing the financial pressure on council capital budgets. All relevant financial implications have been discussed with Finance, and the updated figures are considered appropriate and proportionate.</p>
<p>5.3 HR policy impact</p> <p>Does the report contain any HR policy or procedure impacts?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, have all relevant HR impacts been discussed and agreed with People Resources?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
<p>5.4 Legal impact</p> <p>Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>

5.5	<p>Data protection impact</p> <p>Does the report / project / practice contain or involve the processing of personal data?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, is the processing of this personal data likely to result in a high risk to the data subject?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
5.6	<p>Technology / Digital impact</p> <p>Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p> <p>Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p>
5.7	<p>Environmental / Carbon impact</p> <p>Does the report / project / practice contain information that has an impact on any environmental or carbon matters?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
5.8	<p>Communications impact</p> <p>Does the report contain any information that has an impact on the council's communications activities?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If Yes, please provide a brief summary of the impact?</p>
5.9	<p>Risk impact</p> <p>Is there a risk impact?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?</p> <p>The primary risk associated with not updating the Supplementary Planning Guidance would be the use of out-of-date cost and capacity information, which could lead to challenges to developer contributions or insufficient mitigation of educational impacts. This update reduces that risk by ensuring the guidance remains evidence-based, transparent, and aligned with current policy and market conditions. Risks are managed through annual review and close coordination between Planning, Education, Finance, and Legal services.</p>

5.10 Armed Forces Covenant Duty

Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?

Yes No

If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.

5.11 Children's rights and wellbeing impact

Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?

Yes No

If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).

The report directly relates to education infrastructure and therefore has a positive impact on children and young people. By ensuring that school capacity is planned and funded in line with housing growth, the guidance supports children's rights to education and wellbeing, in accordance with the United Nations Convention on the Rights of the Child (UNCRC), particularly Articles 28 and 29. A CRWIA was previously undertaken for the SPG and remains applicable; therefore a new CRWIA is not required for this update.

If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?

Yes No

Appendix 1 – Developer Contribution Calculations

New Builds

Reference Site	School Capacity	Contract Cost	Cost per Pupil
A	484	£14,389,771	£29,730.93
B	524	£15,443,362	£29,472.06
C	509	£14,544,725	£28,575.10
D	694	£21,382,559	£30,810.60
E	242	£12,784,560	£52,828.76
F	483	£22,411,866	£46,401.38
G	542	£24,960,367	£46,052.34
Average	497	£17,988,173	£36,203.91

Contributions rounded down to £36,000 per pupil

Cost per Unit

£36,000 * 0.3 (PPR) = £10,800 per unit for Primary School Contribution

£36,000 * 0.18 (PPR) = £6,480 per unit for Secondary School Contribution

The calculation for Extensions/Additional Capacity to PPP and Non-PPP schools are based on the following information

Extensions/Additional Capacity – Cost metric per square metre

Reference Site	GIFA	Contract Cost	Cost Per Sqm
A	7026	£25,724,236	£3,661.29
B	184	£774,000	£4,206.52
C	93	£311,000	£3,344.09
D	148.9	£722,000	£4,848.89
E	155	£476,000	£3,070.97
F	365	£684,415	£1,875.11
G	155	£512,634	£3,307.31
AVERAGE			£3,473.45

Extensions/Additional Capacity - Non PPP School

£3473	Cost per sqm (excluding design fees)
1.14	Design fees (14%)
£3959.22	Cost per sqm (including design fees)
70	Sqm per class extension (57m ² class + 6m ² cloaks + 20m ² toilets and circulation)
£ 277,145.40	Cost per class extension
25	Pupils per class

Cost per classroom = £3,959.22 * 70 sqm = £277,145.40

Each classroom is anticipated to accommodate minimum 25 pupils

£277,145.40 / 25 = £11,085.82

£ 11,085.82	Cost per pupil
£ 3,325.74	Price per unit (pupil cost x 0.3) (PPR) Primary School Contribution
£ 1,995.45	Price per unit (pupil cost x 0.18 (PPR) Secondary School Contribution

Extensions / Additional Capacity - PPP School

North Lanarkshire has 24 PPP schools which are owned by external stakeholders. These schools are subject to additional costs when making adaptations to the buildings for ongoing revenue and life cycle costs. The total additional cost is £35,840 per classroom

Cost per classroom = £3,959.22 * 70 sqm = £277,145.40 + £35,840 = £312,985.40

Each classroom is anticipated to accommodate minimum 25 pupils

£312,985.40 / 25 = £12,519.42

£ 12,519.42	Cost per pupil
£ 3,755.82	Price per unit (pupil cost x 0.3 (PPR)
£ 2,253.49	Price per unit (pupil cost x 0.18 (PPR)

The table below provides the sum of the costs to developers based on all calculations.

Total Build Cost per pupil – As at January 2026*

Primary	New Build	Capacity Improvement PPP School	Capacity Improvement Non-PPP School
	£36,000	£12,519.42	£11,085.82
Secondary	New Build	Capacity Improvement PPP School	Capacity Improvement Non-PPP School
	£36,000	£12,519.42	£11,085.82

*these figures will be reviewed annually, and BCIS Index linked

Total Build Cost per unit – As at January 2026*

Primary	New Build	Capacity Improvement PPP School	Capacity Improvement Non-PPP School
	£10,800	£3,755.82	£3,325.74
Secondary	New Build	Capacity Improvement PPP School	Capacity Improvement Non-PPP School
	£6,480	£2,253.49	£1,995.45

*these figures will be reviewed annually, and BCIS Index linked

It should be noted that these figures only relate to 'build costs'. It does not include any land purchase or all design fees. The BCIS All In Tender Price Index will be used to evaluate and calculate costs for any given year up until the full contribution has been received.

A full school list is provided in Appendix 2 which identifies if a developer contribution is required or not by breaching the 90% trigger.

Appendix 2 – School Contribution List

Cluster	PPP/Non PPP	School	Contribution Requested
Airdrie Academy	PPP	Airdrie Academy	No
	Non PPP	Chapelside PS	No
	Non PPP	Golfhill PS	No
	Non PPP	Greengairs PS	Yes
	Non PPP	New Monkland PS	Yes
	Non PPP	Rochsolloch PS	Yes
	Non PPP	Tollbrae PS	No
	Non PPP	Victoria PS	No
Bellshill Academy	Non PPP	Lawmuir PS	No
	Non PPP	Mossend PS	No
	Non PPP	Noble PS	No
	Non PPP	Bellshill Academy	No
Braidhurst HS	Non PPP	Braidhurst HS	No
	Non PPP	Logans PS	No
	Non PPP	Muir Street PS	No
Brannock HS	Non PPP	Brannock HS	Yes
	Non PPP	Holytown PS	Yes
	Non PPP	Keir Hardie Memorial PS	Yes
	PPP	New Stevenston PS	Yes
	Non PPP	Newarthill PS	No
Calderhead HS	Non PPP	Alexander Peden PS	No
	Non PPP	Allanton PS	No
	Non PPP	Calderhead HS	No
	Non PPP	Dykehead PS	No
	Non PPP	Kirk 'O' Shotts PS	No
	Non PPP	Stane PS	Yes
Cluster	PPP/Non PPP	School	Contribution Requested
Caldervale HS	Non PPP	Calderbank PS	No
	Non PPP	Caldervale HS	No
	PPP	Chapelhall PS	Yes
	PPP	Clarkston PS	Yes
	PPP	Glengowan PS	No
	Non PPP	Hilltop PS	No
	PPP	Plains PS	No
Cardinal Newman HS	Non PPP	Cardinal Newman HS	No
	Non PPP	Holy Family PS	No
	Non PPP	Sacred Heart PS	No
	Non PPP	St Gerard's PS	No

	Non PPP	St John Paul II PS	No
Chryston HS	Non PPP	Chryston HS	Yes
	Non PPP	Chryston PS	Yes
	Non PPP	Gartcosh PS	Yes
	Non PPP	Glenmanor PS	No
	PPP	Stepps PS	No
Clyde Valley HS	Non PPP	Berryhill PS	Yes
	Non PPP	Clyde Valley HS	Yes
	Non PPP	Morningside PS	Yes
	Non PPP	Muirhouse PS	No
	Non PPP	Netherton PS	No
	Non PPP	Newmains PS	Yes
	Non PPP	Orchard PS	Yes
	Non PPP	Thornlie PS	No
	PPP	Wishaw Academy PS	Yes

Cluster		School	Contribution Requested
Coatbridge HS	PPP	Bargeddie PS	No
	PPP	Coatbridge HS	Yes
	PPP	Glenboig PS	Yes
	Non PPP	Greenhill PS	No
	Non PPP	Kirkshaws PS	No
	Non PPP	Langloan PS	No
	Non PPP	Old Monkland PS	No
	Non PPP	Riverbank PS	No
	Non PPP	Shawhead PS	No
	Non PPP	Townhead PS	No
Coltness HS	PPP	Calderbridge PS	No
	PPP	Cambusnethan PS	No
	Non PPP	Cleland PS	No
	Non PPP	Coltness HS	Yes
Cumbernauld Academy	Non PPP	Abronhill PS	No
	Non PPP	Carbrain PS	No
	Non PPP	Cumbernauld Academy	No
	Non PPP	Cumbernauld PS	Yes
	Non PPP	Kildrum PS	No
	Non PPP	Whitelees PS	No
Dalziel HS	Non PPP	Dalziel HS	Yes
	Non PPP	Glencairn PS	Yes
	Non PPP	Knowetop PS	Yes
Greenfaulds HS	Non PPP	Baird Memorial PS	Yes

	Non PPP	Condorrat PS	No
	Non PPP	Eastfield PS	No
	Non PPP	Greenfaulds HS	No
	Non PPP	St Helen's PS	No
	Non PPP	Westfield PS	No
	Non PPP	Woodlands PS	Yes
Cluster	PPP/Non PPP	School	Contribution Requested
Kilsyth Academy	Non PPP	Balmalloch PS	No
	Non PPP	Banton PS	No
	Non PPP	Chapelgreen PS	No
	Non PPP	Kilsyth Academy	No
	Non PPP	Kilsyth PS	No
Lenzie Academy	Non PPP	Auchinloch PS	Yes
OLHS - Cumbernauld	Non PPP	OLHS Cumbernauld	Yes
	Non PPP	St Andrew's PS	No
	Non PPP	St Barbara's PS	No
	Non PPP	St Joseph's PS	No
	Non PPP	St Lucy's PS	No
	Non PPP	St Margaret of Scotland PS	Yes
	Non PPP	St Mary's PS Cumbernauld	No
OLHS - Motherwell	Non PPP	Cathedral PS	Yes
	Non PPP	OLHS Motherwell	No
	Non PPP	St Bernadette's PS	No
	Non PPP	St Brendan's PS	No
Split Catchment	Non PPP	Ladywell PS	Yes
Split Catchment	Non PPP	Ravenswood PS	Yes
St Aidan's HS	Non PPP	St Aidan's HS	No
	Non PPP	St Aidan's PS	No
	Non PPP	St Brigid's PS	No
	PPP	St Ignatius PS	No
	Non PPP	St Mary's PS Cleland	No
	Non PPP	St Patrick's PS Shotts	No
	Non PPP	St Thomas' PS	Yes
St Ambrose HS	Non PPP	St Ambrose HS	Yes
	Non PPP	St Augustine's PS	No
	Non PPP	St Bartholomew's PS	No
	PPP	St Kevin's PS	Yes

Cluster	PPP/Non PPP	School	Contribution Requested
St Andrew's HS	Non PPP	Corpus Christi PS	No
	PPP	OL & St Joseph's PS	Yes
	PPP	St Andrew's HS	No
	Non PPP	St Bernard's PS	No
	Non PPP	St Mary's PS Coatbridge	No
	Non PPP	St Monica's PS	No
	Non PPP	St Patrick's PS Coatbridge	No
	Non PPP	St Stephen's PS	Yes
	PPP	St Timothy's PS	Yes
St Margaret's HS	Non PPP	All Saint's PS	No
	PPP	St Aloysius PS	Yes
	Non PPP	St Andrew's PS	No
	PPP	St David's PS	No
	Non PPP	St Dominic's PS	No
	Non PPP	St Edward's PS	No
	Non PPP	St Margaret's HS	No
	PPP	St Mary's PS Caldercruix	No
	Non PPP	St Serf's PS	No
St Maurice's HS	Non PPP	Holy Cross PS	Yes
	Non PPP	St Maurice's HS	No
	Non PPP	St Michael's PS	No
	PPP	St Patrick's PS Kilsyth	No
Taylor HS	Non PPP	Christ the King PS	Yes
	Non PPP	OL & St Francis PS	Yes
	PPP	St Patrick's PS New Stevenston	Yes
	Non PPP	St Teresa's PS	No
	Non PPP	Taylor HS	Yes
Uddingston Grammar	Non PPP	Aitkenhead PS	Yes
	PPP	Tannochside PS	No

Appendix 3 – Housing Land Audit reference with School Catchments

Site Name	School
2 Nethercroy Road	Holy Cross Primary School
Adjacent to 241 Kirk Road	Eastfield Primary School
Berwick Street	St Aidan's Primary School
Dykehead Road	Calderbridge Primary School
East of Auchengeich Road	St Bernard's Primary School
Former Chilterns Care Home	Shawhead Primary School
Former Cleland Club (Main Street)	St Serf's Primary School
Former Markon Site Inchneuk Rd	Chapelside Primary School
Gateside	St Michael's Primary School
Glenboig Gartcosh CGA - Springfield	Glenmanor Primary School
North of Torbothie Road	St Barbara's Primary School
Northburn Place	Chryston Primary School
Philip Murray Road	St Mary's Primary School, Motherwell
Ravenscraig BRE P1	Cleland Primary School
Site at 449 Main Street Mossend	Our Lady & St Joseph's Primary School
Site at Dullatur Golf Club Glen Douglas Drive	Glenboig Primary School
Site at Lorne Place, Sikeside	Steps Primary School
Site of Former Kirkstyle Inn Coatbridge Road	St Joseph's Primary School
Site of Former Police Station Parkfoot Street	St Barbara's Primary School
Springfield Farm North - Phase 1	Gartcosh Primary School
106 Leslie Street	Stane Primary School
	St Patrick's Primary School, Shotts
	Glencairn Primary School

	Cathedral Primary School
1-13 Bank Street	St Augustine's Primary School
	Langloan Primary School
16 Holytown Road	Holytown Primary School
	Christ The King Primary School
164 Morningside Road	St Brigid's Primary School
	Morningside Primary School
178-182 Main Street	St David's Primary School
	Plains Primary School
18 Newtown Street	St Patrick's Primary School, Kilsyth
	Kilsyth Primary School
18a Biggar Road	St Mary's Primary School, Motherwell
	Cleland Primary School
190 - 196 Alexander Street	Thornlie Primary School
	St Thomas Primary School
23 Edinburgh Road	Alexander Peden Primary School (RC Provision)
	Alexander Peden Primary School
28 Napier Road	St Andrew's Primary School, Cumbernauld
	Cumbernauld Primary School
313 Main Street	St Gerard's Primary School
	Noble Primary School
72-74 Napier Road	St Andrew's Primary School, Cumbernauld
	Cumbernauld Primary School
Abernethyn Road - Briar Homes	Morningside Primary School
	St Brigid's Primary School
	Newmains Primary School
Abernethyn Road -AS Homes/Places for People	Morningside Primary School
	St Brigid's Primary School
	Newmains Primary School
Avenuehead Road	St Michael's Primary School
	Glenmanor Primary School
	Gartcosh Primary School
	St Barbara's Primary School
Bairdsland View	St Gerard's Primary School
	Noble Primary School
Barons Road	St Brendan's Primary School
	Muirhouse Primary School
Caledonian Farm	Thornlie Primary School
	St Thomas Primary School
Caledonian Road (incl. Wishaw Methodist Church)	Wishaw Academy Primary School
	St Ignatius Primary School
Castlehill/Wemysshill Farm - East	St Thomas Primary School
	Orchard Primary School
Castlehill/Wemysshill Farm - West	St Thomas Primary School
	Orchard Primary School
Clydesdale Works	St Patrick's Primary School, Motherwell

	New Stevenston Primary School
	Mossend Primary School
	Holy Family Primary, Belshill
Columba High School Site	St Mary's Primary School, Coatbridge
	Shawhead Primary School
Community Road (East)	Sacred Heart Primary School
	Lawmuir Primary School
Coshneuk Road	Stepps Primary School
	St Joseph's Primary School
Craigneuk - Ritchie Street	St Brendan's Primary School
	Berryhill Primary School
Croy Quarry	Holy Cross Primary School
	Eastfield Primary School
Cumbernauld CGA (Lenziemill, Waterhead, Tannochbrae)	Woodlands Primary School
	St Margaret of Scotland Primary School
Cumbernauld CGA (Mid-Forrest- Bellway)	St Lucy's Primary School
	Abronhill Primary School
Cumbernauld CGA (Mid-Forrest- NLC)	St Lucy's Primary School
	Abronhill Primary School
Cumbernauld CGA (Palacerigg- Waterhead -TW)	Woodlands Primary School
	St Margaret of Scotland Primary School
Cumbernauld CGA (Palacerigg, Greenside, Greenyards)	Woodlands Primary School
	St Margaret of Scotland Primary School
Dalzell Drive (former Garage Windmillhill Street)	Knowetop Primary School
	Cathedral Primary School
	St Brendan's Primary School
Drumglass Steadings	Holy Cross Primary School
	Eastfield Primary School
Dunbeth, Phase 1 (Jackson Court)	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Dunbeth, Phase 2 (High Coats and Dunbeth Court)	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Dundyvan Parish Church	St Augustine's Primary School
	Langloan Primary School
Dykehead Road (Golfhill)	St Serf's Primary School
	Golfhill Primary School
East Avenue	St Patrick's Primary School, Motherwell
	New Stevenston Primary School
East of Auchengeich Road	St Michael's Primary School
	Glenmanor Primary School
East of Benhar Road (The Voe)	Stane Primary School
	St Patrick's Primary School, Shotts
East of Main Street	St Brigid's Primary School
	Newmains Primary School
East of North and South Road (Bellside)	St Mary's Primary School, Motherwell
	Cleland Primary School
Easterton Farm	St Mary's Primary School, Airdrie
	Glengowan Primary School

Eastfield Road	St Andrew's Primary School, Cumbernauld
	Cumbernauld Primary School
Excelsior Street	St Brendan's Primary School
	Muirhouse Primary School
Fmr Funky Monkeys, 1 Muirhall Street	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Former Church Mason Lane	Glencairn Primary School
	Cathedral Primary School
Former Clansman Pub Dunbreck Avenue	St Mary's Primary School, Airdrie
	Glengowan Primary School
Former Council Office, 303 Brandon Street	Glencairn Primary School
	Cathedral Primary School
Former Cumbernauld Village Primary School	St Andrew's Primary School, Cumbernauld
	Cumbernauld Primary School
Former Inland Revenue St Mungo's Road	St Mary's Primary School, Cumbernauld
	Ravenswood Primary School
Former Ladbrokes 110 Main Street	St Mary's Primary School, Airdrie
	Glengowan Primary School
Former Masonic Hall	Muir Street Primary School
	Cathedral Primary School
Former Municipal Buildings, Kildonan Street	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Former Nursery Legbrannock Road	St Teresa's Primary School
	Newarthill Primary School
Former Overtown Primary School	St Thomas Primary School
	Orchard Primary School
Former Police Station, 50 Main Street	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Former St Mary's PS, Hill Street	St Mary's Primary School, Airdrie
	Glengowan Primary School
Former The Kingfisher Dowanfield Road	St Mary's Primary School, Cumbernauld
	Ravenswood Primary School
Former Travelling Peoples Site, Mollinsburn Road	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Former United Reform Church, Bank Street	St Augustine's Primary School
	Langloan Primary School
Former Work & Pensions, 1-3 South Circular Road	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Former Yard, Gartloch Road	St Barbara's Primary School
	Gartcosh Primary School
Garrion Farm	St Thomas Primary School
	Orchard Primary School
Gartcosh Glenboig CGA - Heathfield	St Barbara's Primary School
	Gartcosh Primary School
	Chryston Primary School
Gartcosh Glenboig CGA - Heathfield - Persimmon & Avant	St Barbara's Primary School

	Chryston Primary School
Gartcosh Glenboig CGA Johnston Farm	St Barbara's Primary School
	Gartcosh Primary School
Gartcosh Glenboig CGA Remainder	St Barbara's Primary School
	Chryston Primary School
	Gartcosh Primary School
Gartcosh/Glenboig CGA (Garnqueen Farm)	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA (Glenboig Remainder)	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA (Main Street Glenboig) - Barratt	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA (Main Street Glenboig) - TW	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA Area D - Site to NE of Hayhill Cottage, Glenboig Road	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartcosh/Glenboig CGA Bothlin Burn North	St Barbara's Primary School
	Gartcosh Primary School
Gartcosh/Glenboig CGA Bothlin Burn South	St Barbara's Primary School
	Gartcosh Primary School
Gartcosh/Glenboig CGA Remainder	St Barbara's Primary School
	Chryston Primary School
	Gartcosh Primary School
Gartcosh/Glenboig CGA Site South Of Glenburn Gardens	Our Lady & St Joseph's Primary School
	Glenboig Primary School
Gartferry Road	St Barbara's Primary School
	Chryston Primary School
Gateside	Stepps Primary School
	St Joseph's Primary School
Glebe Farm Manse Road	St Aloysius Primary School
	Kirk O' Shotts Primary School
Glengowan House Gowan Brae	St Mary's Primary School, Airdrie
	Glengowan Primary School
Gowkthrapple (Castlehill 2) Phase 2	St Thomas Primary School
	Orchard Primary School
Gowkthrapple (Castlehill) Phase 1	St Thomas Primary School
	Orchard Primary School
Greenlea Road / Berryknowe Avenue	St Barbara's Primary School
	Chryston Primary School
Hallcraig Street (Mill Loan)	St Serf's Primary School
	Chapelside Primary School
Hattonrigg	St Gerard's Primary School
	Noble Primary School
High Street	St Teresa's Primary School
	Newarthill Primary School
Hillview Farm, Lenzie Road	Stepps Primary School
	St Joseph's Primary School

King street car park	Wishaw Academy Primary School St Ignatius Primary School
King's House, King Street	Wishaw Academy Primary School St Ignatius Primary School
Laburnum Road	Tannochside Primary School St John Paul II Primary School
Lammerknowes Road	St Patrick's Primary School, Kilsyth Banton Primary School
Land at 391-395 Caledonian Road	Thornlie Primary School St Thomas Primary School
Land at 4 Manse Road	St Kevin's Primary School Bargeddie Primary School
Land At 91 Benhar Road	Stane Primary School St Patrick's Primary School, Shotts
Land at Berryhill, Stand (formerly Stirling Road)	St David's Primary School Greengairs Primary School
Land At Bonkle Road	Morningside Primary School St Brigid's Primary School Newmains Primary School
Land at Coltness Avenue, Allanton	St Patrick's Primary School, Shotts Allanton Primary School
Land at Earlston Crescent, Carnbroe	St Stephen's Primary School Riverbank Primary School
Land at East Redmyre Farm Allanton Road	St Patrick's Primary School, Shotts Allanton Primary School
Land at Meadowhead Road	St Thomas Primary School Berryhill Primary School
Land at Mosside Farm	Victoria Primary School St Andrew's Primary School, Airdrie
Land at Priory Lodge (Gowkthrapple)	St Thomas Primary School Netherton Primary School
Land at Reema Road	St Gerard's Primary School Noble Primary School
Land At Shielhill Road	St David's Primary School Greengairs Primary School
Land At Wellington Street	St Thomas Primary School Berryhill Primary School
Land east of Hannah Park (Shotts BA FC)	St Patrick's Primary School, Shotts Dykehead Primary School
Land East of Langmuir Road	St Kevin's Primary School Bargeddie Primary School
Land East Of Morningside Road	St Brigid's Primary School Morningside Primary School
Land north of Coatbridge Road	St Kevin's Primary School Bargeddie Primary School
Land South of 179 Milton Street	Muir Street Primary School Cathedral Primary School
Land South of Carnbroe (Barratt Phase)	St Stephen's Primary School

	Riverbank Primary School
Land South of Carnbroe (TW Later Phase)	St Stephen's Primary School
	Riverbank Primary School
Land South of Carnbroe (TW Phase)	St Stephen's Primary School
	Riverbank Primary School
Land south of Deanstone Place (Carnbroe)	St Stephen's Primary School
	Riverbank Primary School
Land south of Ryden Mains Farm	St Serf's Primary School
	New Monkland Primary School
Land to Rear of 225 Bonkle Road	Morningside Primary School
	St Brigid's Primary School
	Newmains Primary School
Land to the South of The Broch, Balmalloch Road	St Patrick's Primary School, Kilsyth
	Balmalloch Primary School
Land West of Greenhill Road	St Mary's Primary School, Motherwell
	Cleland Primary School
Langdales Farm	St David's Primary School
	Greengairs Primary School
Lanrigg Old Lindsaybegg Road	St Barbara's Primary School
	Chryston Primary School
Lennox House, Lennox Road	St Mary's Primary School, Cumbernauld
	Ravenswood Primary School
Millcroft Road	St Margaret of Scotland Primary School
	Carbrain Primary School
Motherwell Town Hall	St Bernadette's Primary School
	Ladywell Primary School
Netherton Street	St Brendan's Primary School
	Berryhill Primary School
North of 201 Morningside Road	St Brigid's Primary School
	Morningside Primary School
North of Leaend Road	Victoria Primary School
	St Andrew's Primary School, Airdrie
Overtown Road Waterloo	Wishaw Academy Primary School
	St Ignatius Primary School
Paxtane Farm - East	Alexander Peden Primary School (RC Provision)
	Alexander Peden Primary School
Pentland Road (former st matthews primary)	St Thomas Primary School
	Berryhill Primary School
Plains Primary School Site	St David's Primary School
	Plains Primary School
Pool Club Coats Street	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Rankin Crescent	St David's Primary School
	Greengairs Primary School
Ravenscraig C1	Keir Hardie Memorial Primary School
	Our Lady & St Francis Primary School
	Cathedral Primary School

Ravenscraig Craigneuk/Roman Road	St Thomas Primary School
	Berryhill Primary School
	Knowetop Primary School
	Cathedral Primary School
Ravenscraig New Town Centre	Knowetop Primary School
	Cathedral Primary School
Ravenscraig P Phase (Nether Johnston)	St Thomas Primary School
	Berryhill Primary School
	Knowetop Primary School
	Cathedral Primary School
Ravenscraig W Phase (Meadowhead)	St Thomas Primary School
	Berryhill Primary School
Rosehall Road	St Patrick's Primary School, Shotts
	Dykehead Primary School
Roughrigg Road	St Mary's Primary School, Airdrie
	Glengowan Primary School
Roundknowe Farm Lodge, Roundknowe Road	St John the Baptist Primary
	Aitkenhead Primary School
Royal George	Wishaw Academy Primary School
	St Ignatius Primary School
Shawhead (Dunnottar Avenue)	St Bernard's Primary School
	Shawhead Primary School
Shieldmuir St	St Brendan's Primary School
	Berryhill Primary School
Site at 49 Cumbernauld Road	St Michael's Primary School
	Glenmanor Primary School
Site At Former Petersburn Primary School	St Dominic's Primary School
	Hilltop Primary School
Site at Glenacre Drive	St Dominic's Primary School
	Hilltop Primary School
Site at Highland Place	St Patrick's Primary School, Kilsyth
	Balmalloch Primary School
Site at Main Street/Church Street/Academy Street	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Site east of Oakridge Road	St Kevin's Primary School
	Bargeddie Primary School
Site East of St Philip's School	St David's Primary School
	Plains Primary School
Site North Of 42 Hillside	Holy Cross Primary School
	Eastfield Primary School
Site North of Bellshill Road	Tannochside Primary School
	St John Paul II Primary School
	St John the Baptist Primary
Site of Former Alexander Hospital, Blair Road	Townhead Primary School
	St Bartholomew's Primary School
Site of former Allan And Coursington Towers	Glencairn Primary School
	Cathedral Primary School
Site of Former Cleland Hospital	St Mary's Primary School, Motherwell

	Cleland Primary School
Site of former Cogent Communications Victoria Place Cairnhill	Rochsolloch Primary School
	All Saints Primary School
Site of former Draffen Tower	Glencairn Primary School
	Cathedral Primary School
Site of Former Rowan Tree (pub)	Morningside Primary School
	St Brigid's Primary School
	Newmains Primary School
Site of Former St Ignatius Primary School, 47 Graham Street	Wishaw Academy Primary School
	St Ignatius Primary School
Site of Former Waterloo Primary School	Wishaw Academy Primary School
	St Ignatius Primary School
Site of Former Winning Post 186 Main Street	Corpus Christi Primary School
	Calderbank Primary School
Site of Former YMCA Baird St	St Patrick's Primary School, Coatbridge
	Greenhill Primary School
Site opposite 2 Kirk Place	St Helen's Primary School
	Condorrat Primary School
Site to east of 68-102 Gibb Street	St Aloysius Primary School
	Chapelhall Primary School
Site to Rear of Acre House, Stirling Road	St Patrick's Primary School, Kilsyth
	Balmalloch Primary School
Site To The East Of 47 Crawhill Drive	St Augustine's Primary School
	Langloan Primary School
Site to West of Potassels Road	St Barbara's Primary School
	Chryston Primary School
South Bridge Street (68-78 Orrs Building)	Victoria Primary School
	All Saints Primary School
South West of 56 Station Road	St Barbara's Primary School
	Chryston Primary School
Springfield Farm (North) Phase 2	Stane Primary School
	St Patrick's Primary School, Shotts
Springfield Farm (South)	Stane Primary School
	St Patrick's Primary School, Shotts
Springhill Farm	Stane Primary School
	St Patrick's Primary School, Shotts
Staylee Farm	St David's Primary School
	Greengairs Primary School
Stoneyetts - Miller Homes	St Michael's Primary School
	Glenmanor Primary School
Stoneyetts - Taylor Wimpey	St Michael's Primary School
	Glenmanor Primary School
Sykeside Road	St Stephen's Primary School
	Riverbank Primary School
The Neuk	Holy Family Primary, Kirkintilloch
	Auchinloch Primary School
Thorn Road (former Bellshill Miners Welfar	Mossend Primary School
	Holy Family Primary, Belshill

Tollpark Road (Castlecary)	St Andrew's Primary School, Cumbernauld
	Cumbernauld Primary School
Torrance Park South East - Taylor Wimpey Phase 4	St Teresa's Primary School
	Newarthill Primary School
	Holytown Primary School
Torrance Park South West - Barratt Phase	Holytown Primary School
	Christ The King Primary School
	St Teresa's Primary School
Torrance Park West - Taylor Wimpey Phase 3	Holytown Primary School
	Christ The King Primary School
Treatment Works West	St Patrick's Primary School, Motherwell
	New Stevenston Primary School
Upper Floor Conversion 17to23 Bank Street 1to3 Anderson Street	Victoria Primary School
	All Saints Primary School
West of 499 Wishaw Road	Wishaw Academy Primary School
	St. Athanasius Primary School
West of Morningside Road	St Brigid's Primary School
	Morningside Primary School
West of North & South Road (Bellside)	St Mary's Primary School, Motherwell
	Cleland Primary School
Windsor Drive (Pinwinnie Recovery Site)	St Serf's Primary School
	New Monkland Primary School
Woodhall Road (Victoria Park)	Newmains Primary School
	St Ignatius Primary School
	St Aidan's Primary School
	St Brigid's Primary School

North Lanarkshire Council Report

PLANNING COMMITTEE

Does this report require to be approved? Yes No

Ref Index 2 Date 05/03/26

NOTICE OF PLANNING AND ENFORCEMENT APPEALS DECISIONS

From Pamela Humphries, Chief Officer (Place)

E-mail humphries@northlan.gov.uk **Telephone** 01236 632487

Executive Summary

The purpose of this report is to advise Committee of a planning appeal that has been recently decided by the Scottish Ministers.

Recommendations

It is recommended that the Committee note the decision in respect of this appeal.

The Plan for North Lanarkshire

Priority All priorities

Ambition statement All ambition statements

1. Background

- 1.1 Where a planning application has been refused by the Planning Committee, or Full Council, an applicant may appeal the decision to the Scottish Government within 3 months.
- 1.2 Applicants may also appeal against a planning condition which has been imposed within a planning consent.
- 1.3 The Planning Committee is notified of appeals that have been lodged with the Scottish Government, and also the outcome of these appeals once a decision has been made.

2. Report

- 2.1 The council has received notification that the following appeal has been decided by the Scottish Ministers.

Application No. & Proposal	Applicant & Site	Appeal Decision & Date	Note
18/00141/COMP (1) Use of Land for the Siting and Occupation of Mobile Homes and Caravans, and for the Parking and Storage of Commercial Vehicles, Equipment and Material; (2) Placing of Mobile Homes and Caravans Upon the land, and the Construction of Associated Outbuildings, Hardstanding, Fences, Gates and Accesses, etc. (All without the Required Planning Permission); and (3) Retention of Access, Fencing and Hardstanding which had been Approved on a Temporary Basis by Planning Permission 16/00905/FUL following the Expiry of that Permission, in breach of the Requirements of Condition 2 of that Permission.	Mr John Gibson and Miss June Gibson Land at Elegraph Road Longriggend ML6 7RR	Dismissed 16/02/2026	The reporter was not persuaded that the submitted evidence relating to the use of the building was sufficiently precise and unambiguous to demonstrate that, on the balance of probabilities, the building had been used as a dwelling without significant interruption for a period of at least four years.
18/00890/PPP Proposed Residential-led Mixed Use Development Masterplan including Residential (Mixed Types/Tenures), Employment Facilities, Local Neighbourhood Centre (Potentially Including Retail, Food and Drink Uses, Public House, Leisure Uses, Healthcare, Community Facilities), Education Facilities, Energy Centre, Parkland, Open Space and Landscaping, with	Orchard Brae Ltd Land To North of A8 & South of Sykeside Road & Calderbank Road Sykeside Road Airdrie	Dismissed 03/02/2026	The reporter considered that the proposal would involve large-scale unplanned development in the green belt which would not align with Development Plan policies in respect of green belts, regeneration, housing, business and industry development and sustainable travel. They noted that the proposal would deliver significant economic benefits but agreed with the council that such benefits would also arise from the development of alternative, preferable sites. Overall the reporter concluded that there were no

Associated Access
Roads, Parking and
Infrastructure

material considerations which
would justify granting planning
permission contrary to the
policies of the development
plan.

3. Measures of success

- 3.1 The Planning Committee is kept informed of the outcome of appeals made to the Scottish Government.

4. Supporting documentation

- 4.1 Details of appeals decided by the Scottish Ministers can be found on the DPEA website:

[Scottish Government - Planning and Environmental Appeals Division \(DPEA\)](#)



**Pamela Humphries
Chief Officer (Place)**

5. Impacts

<p>5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.2 Financial impact Does the report contain any financial impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p>5.6 Technology / Digital impact Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>

Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?

Yes No

5.7 Environmental / Carbon impact

Does the report / project / practice contain information that has an impact on any environmental or carbon matters?

Yes No

If Yes, please provide a brief summary of the impact?

5.8 Communications impact

Does the report contain any information that has an impact on the council's communications activities?

Yes No

If Yes, please provide a brief summary of the impact?

5.9 Risk impact

Is there a risk impact?

Yes No

If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?

5.10 Armed Forces Covenant Duty

Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?

Yes No

If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.

5.11 Children's rights and wellbeing impact

Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?

Yes No

If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).

If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?

Yes No

