

Application No: S/04/01875/REM

Date Registered: 25th October 2004

Applicant: **Robertson Homes**
Lomond Court
Stirling
FK9 4TD

Development: **Erection of 138 Detached Dwellings & Associated Roads & Footpaths**

Location: **Land West Of Excelsior Street Wishaw Lanarkshire**

Ward: 13: Muirhouse And Netherton Councillor Gerard McLaughlin

Grid Reference: 277477 655205

File Reference: **S/PL/B/11/5(144)/PWS**

Site History: S/99/00178/OUT Outline Consent for Residential Development Former Clydeshaw Works Approved 6.9.2000.
S/03/01302/REM Residential Masterplan including 4 phases of Residential Development, Access Loop Road, Rail Park and Ride Facility and Improvements to Shields Glen Park including Sports Facilities
S/03/01305/REM Phase 1 Residential Development – Taylor Woodrow –179 Units

Development Plan: Zoned as a Private Housing Development Opportunity in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)

Contrary to Development Plan: No

Consultations: S.E.P.A.(West) (Comments)
Scottish Water (No objections)
British Gas Transco (No objections)
Scottish Power (No objections)
Strathclyde Police (No objections)
Strathclyde Fire Brigade (No objections)
Railtrack Scotland (Comments)

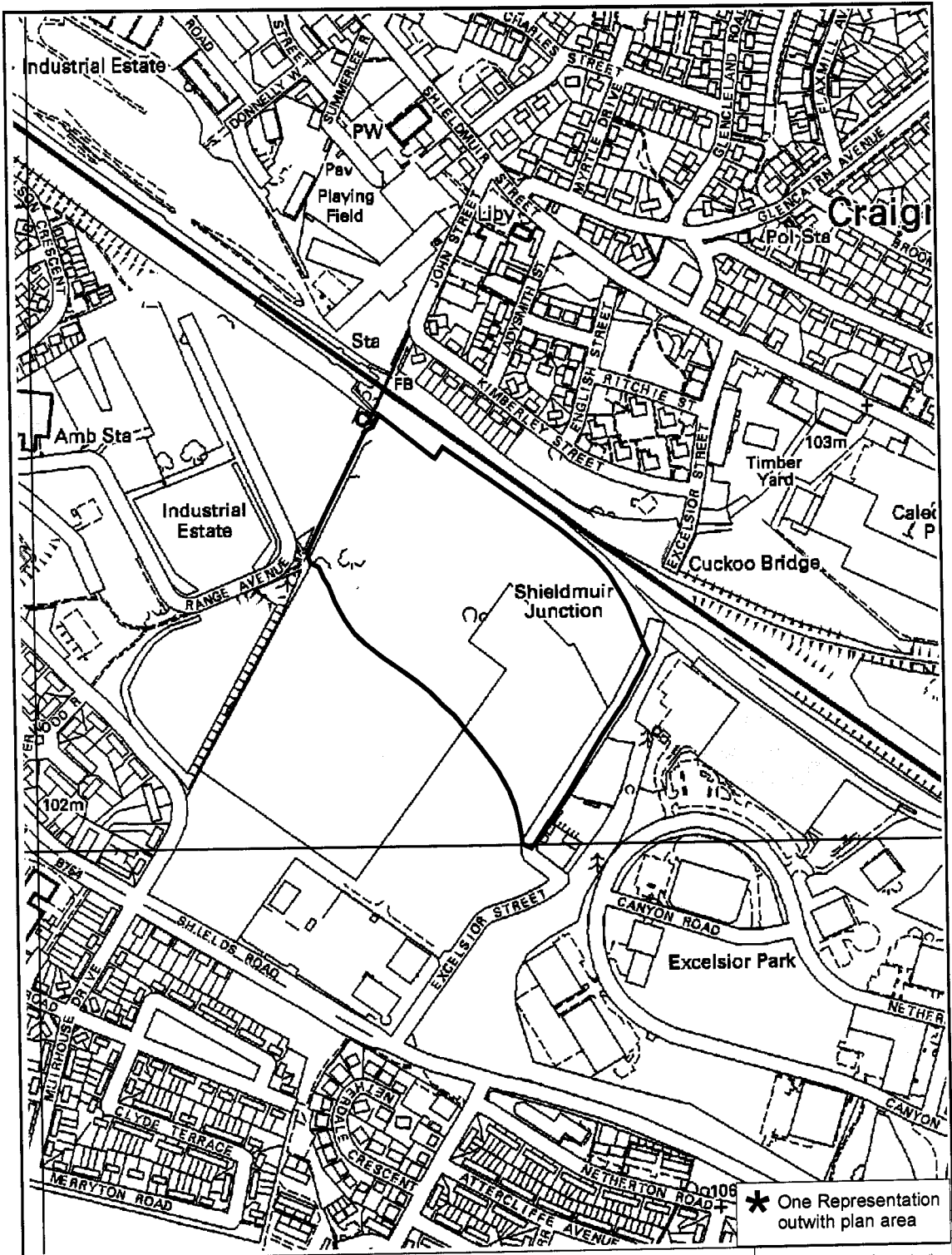
Representations: 2 Representation Letters

Newspaper Advertisement: Not Required

Comments:

This application seeks consent for the erection of 138 dwellings on land to the west of Excelsior Street, Motherwell, on part of the old Excelsior Steel works site. The site is identified as a Private Housing Development opportunity within Policy HSG 2 in the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004).

This application contains proposals for the second phase of development of the site at Range



* One Representation
outwith plan area

North Lanarkshire Council
Planning and Environment
Headquarters
Suite 501, Fleming House
2 Tynd Road
CUMBERNAULD
G67 1JW
Telephone 01236 618210 Fax: 01236 618232
CG Licence 100025369 2004



PLANNING APPLICATION No. S / 04 / 01875 / REM

ERECTION OF 138 DETACHED DWELLINGS AND
ASSOCIATED ROADS AND FOOTPATHS
LAND WEST OF EXCELSIOR STREET, WISHAW.

* Representation Site Area = 7.8 ha.

Reproduced from the Ordnance Survey mapping with
the permission of the Controller of Her Majesty's
Stationery Office. © Crown copyright.
Unauthorized reproduction infringes Crown copyright
and may lead to prosecution or civil proceedings.

North
Lanarkshire
Council

Road/Shields Road/Excelsior Street, Motherwell, which was granted outline permission in September 2000. The proposal is accessed from Excelsior Street and involves the construction of 138 detached dwellings (19 three bed, 115 four bed and 4 five bed). The application site is bounded to the north by a railway line, to the east by Excelsior Park Industrial Estate, to the west by the remainder of the undeveloped greater site and to the south by the proposed access loop road approved under the masterplan for the greater site, which links excelsior Street to Range Road.



Two letters of representation have been received from the same correspondent expressing concern about the removal and closure of the informal footpath on the eastern boundary of the site which links Shields Road to the Cuckoo Bridge railway underpass. As a result of this, an amended layout has been submitted showing a 2 metre wide whinstone surfaced path running along the eastern boundary of the site in order to keep this link open. Additionally, consultees have raised issues regarding the requirement of further site investigations which can be covered by the use of conditions. In addition, there has been significant and ongoing discussion regarding technical aspects of the road layout and SUDS, but the proposed development is now at a stage where the planning permission can be granted with the appropriate conditions applied. The proposed layout and housing mix is considered to be acceptable as well as the proposed treatment of the edge of the site in terms of landscaping and fronting onto the loop road. This application is therefore recommended for approval subject to the application of the appropriate conditions.

Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started not later than 6th September 2005.

Reason: To accord with the outline planning permission.

2. That before development commences on site, a further site investigation report with regard to the following matters shall be submitted and approved by the Planning Authority: -
 - (a) mineral Stability;
 - (b) drainage and flood risk assessment in relation to the culverted Whinney Burn as the outlet for the system;
 - (c) PCB and Hydrocarbon "hotspots" and
 - (d) radioactive contamination.

Reason: In order to enable the planning authority to assess the ground conditions, and proposed remediation fully.

3. That, notwithstanding the terms of condition 2 above, the site clearance and remediation works shall be carried out in accordance with the measures proposed in the Site Investigation Report by the Mason Evans Partnership dated July 2003.

Reason: To ensure that the site is free from contamination, and that the works are carried out in an appropriate manner.

4. That before any residential unit is occupied, traffic signals shall be installed, and be in operation, at the junction of Excelsior Street and Shields Road.

Reason: In the interests of road safety, to ensure satisfactory access/egress at this junction.

5. That the surface water drainage from the site shall be designed in accordance with the Sustainable Urban Drainage System Design Manual for Scotland and Northern Ireland March 2000.

Reason: To ensure that the proposed surface water drainage has an acceptable impact on the existing drainage infrastructure and the environment.

6. That before the development hereby permitted starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by the Planning Authority.

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

7. That before the development hereby permitted starts, full details of all external materials to be used in construction, including walls, roofs, windows, doors, gutters and downpipes, shall be submitted to, and approved in writing by the Planning Authority..

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

8. That before the development hereby permitted starts, a scheme of landscaping, including boundary treatment, 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, 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) details of the phasing of these works.

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

9. That within one year of the occupation of the last 10 dwellinghouses within the development hereby permitted, all planting, seeding, turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 8 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased within two years of the completion of the development, shall be replaced within the following year with others of a similar size and species.

Reason: To ensure the proper implementation of the landscaping scheme.

10. That before the development hereby permitted starts, 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 play area hatched GREEN on the approved plans and
 - (b) the proposed grassed, planted and landscaped areas.

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

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 the proper implementation of the management/maintenance of the landscaped areas.

12. That before the development hereby permitted starts, a scheme for the provision of one play area within the site, hatched GREEN on the approved plans, shall be submitted to, and approved in writing by the Planning Authority, and this shall include:-
- (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area;
 - (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
 - (c) details of the fences to be erected around the play area, and
 - (d) details of the phasing of these works.

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

13. That before occupation of the last ten dwellinghouses within the development hereby permitted, all the works required for the provision of equipped play area and, included in the scheme approved under the terms of condition 12 above, shall be completed.

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

14. That integral garages shall not be altered for use as a habitable room without the prior written consent of the Planning Authority.

Reason: To ensure sufficient parking within the curtilage of each house.

15. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to and approved in writing by the Planning Authority.

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

16. That no dwellinghouse hereby permitted shall be occupied until the road and footpath adjacent to it have been constructed to basecourse standard and the road and footpath shall be maintained thereafter to the satisfaction of the Planning Authority during the construction phase.

Reason: To ensure satisfactory vehicular and pedestrian access facilities to the dwellings.

17. That the 2 metre whinstone footpath on the eastern boundary of the site linking Excelsior Street

to the Cuckoo Bridge underpass as illustrated on the approved layout drawing numbered LAY 001 D shall be surfaced and completed to the satisfaction of the Planning Authority prior to the commencement of work on site.

Reason: To ensure that an adequate path link from Excelsior Street to the Cuckoo Bridge underpass is provided during and after construction works.

Background Papers:

Application form and plans received 22nd October 2004

The Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)

Letter from Kenny McLeish, 58 Moorside Street, Carlisle, ML8 4EQ received 17th March and 4th April 2005.

Letter from S.E.P.A.(West) received 24th January 2005

Letter from Scottish Water received 26th January 2005

Letter from British Gas Transco received 4th November 2004

Letter from Strathclyde Police received 19th November 2004

Letter from Strathclyde Fire Brigade received 18th November 2004

Memo from Director of Education received 24th November 2004

Memo from Countryside And Landscape Manager received 6th April 2005

Memo from Structure Plan Team received 31st May 2005

Letter from Railtrack Scotland received 27th October 2004

Any person wishing to inspect these documents should contact Paul Williams at 01698 302091.