

Application No: S/05/01134/FUL

Date Registered: 5th July 2005

Applicant: LAGTA

Agent Scotia Design Build
175 Cocklaw Street
Blairadam
Kelty
Fife
KY4 0DH

Development: **Erection of Industrial Unit with Ancillary Offices and Parking to be used as a Training Facility**

Location: **Land At Woodside
Eurocentral
Holytown
Motherwell**

Ward: 27 Holytown Councillor James Coyle

Grid Reference: 275250 661850

File Reference: **S/PL/B/5/64(181)/AMcl**

Site History: 03/01552/FUL Construction of Two Roundabouts and Access Road

Development Plan: Northern Area Local Plan – Policy 11 Major Industrial Users Site
Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)
IND1 Industrial and Business Development Opportunities

Contrary to Development Plan: No

Consultations: Scottish Environment Protection Agency (No response)
Scottish Water (Condition)

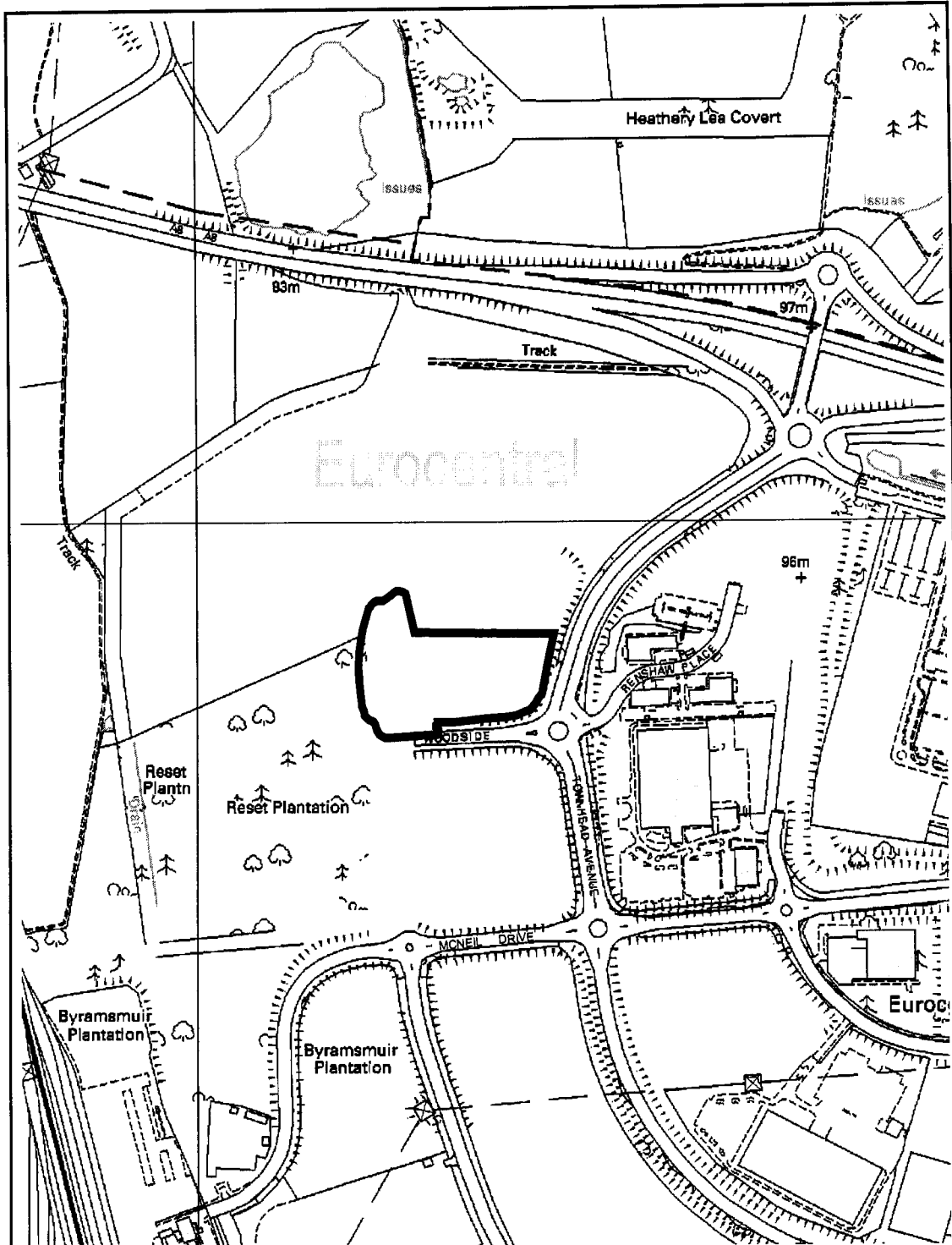
Representations: None received

Newspaper Advertisement: Not Required

Comments

This application is for a training centre designed to train small businesses and update technicians on new techniques and methods. As such the use falls within the 'general industry' category and therefore within Class 5 which is appropriate to the area.

The proposed development is to be sited to the north of Woodside, off Townhead Avenue on the Eurocentral site. The site is immediately to the south of the site granted consent in February of this year to News Printers Assets Ltd for a Newspaper Printing Facility.



North Lanarkshire Council
 Planning and Environment
 Headquarters
 Suite 501, Fleming House
 2 Trysil Road
 CUMBERNAULD
 G87 1 JW
 Telephone 01236 616210
 Fax: 01236 616232
 OS Licence 100023389 2004



PLANNING APPLICATION No. S / 05 / 01134 / FUL

ERECTION OF INDUSTRIAL UNIT WITH ANCILLARY OFFICES
 AND PARKING TO BE USED AS AN EDUCATION FACILITY

LAND AT WOODSIDE, EUROCENTRAL, HOLYTOWN,
 MOTHERWELL.

Site Area = 2.74 ha.

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



The development comprises two basic component parts – a workshop area (basically a warehouse) amounting to just under 4000 square metres and a two storey office block amounting to 1143 square metres incorporating reception, restaurant, administration areas and lecture rooms.

The office block will contain a significant amount of glazing in contrast with the remainder of the building, nevertheless some features have been incorporated into the design to retrieve the otherwise plain walls at the sides of the building. The proposed development site is level and sits generally below Townhead Avenue which is the main access to Eurocentral from the A8 Interchange. The development will be partly screened by existing planting along Townhead Avenue.

The Transportation Team Leader expressed concern about the amount of parking spaces to be provided as they were in excess of what might be expected for the type of development, however the applicants have given a breakdown of their likely parking requirements explaining the reasons for the level of parking proposed.

The development is in accord with the Development Plan and raises no issues, therefore I recommend that permission be granted subject to conditions.

Recommendation: Grant Subject to the Following Conditions:-

1. That the development hereby permitted shall be started within five years of the date of this permission

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

2. 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, including any modifications as may be required.

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

3. 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.

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

4. 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.

5. That within one year of the occupation of 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 4 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 proper implementation of the landscaping scheme.

6. That before the commencement of development, the scheme proposed for drainage within the site shall be agreed in writing by the Planning Authority and shall be designed to comply with the principles of Sustainable Urban Drainage Systems and that this system shall be implemented in accordance with a timescale to be agreed with the Planning Authority.

Reason: To safeguard the amenity of the area and to ensure that the proposed drainage system complies with the latest SEPA guidance.

7. No development shall commence until evidence is exhibited to the Planning Authority that an agreement has been reached between the applicant and Scottish Water for the provision of a drainage and/or water scheme to serve the development.

Reason: To ensure the provision of satisfactory site drainage arrangements.

8. That no open air storage materials shall take place within the application site.

Reason: In the interests of the visual amenity of the area.

9. That before the development hereby permitted is brought into use, all the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

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

10. That before the development hereby permitted starts revised plans incorporating additional glazing on the sidewall elevations of the reception / management area shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of the visual amenity of the area.

11. That before the development hereby permitted starts, full details of the design of the access to be provided on the site shall be submitted to, and approved in writing by the Planning Authority, for the sake of clarification that access shall be formed with a footway crossing and the first 15 metres from the heel of the footway shall be surfaced in a hard material.

Reason: To prevent deleterious material being carried onto the road.

12. That a visibility splay of 4.5 metres by 60 metres, measured from the road channel, shall be provided on both sides of the vehicular access and before the development hereby permitted is brought into use, 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: To enable drivers of vehicles leaving the site to have a clear view over a length of road sufficient to allow safe exit.

Background Papers:

Application form and plans received 20th June 2005

Memo from Transportation Manager received 4th August 2005

Letter from Scottish Water received 10th August 2005

Any person wishing to inspect these documents should contact Mr Alistair Maclean at 01698 302093.