

NORTH LANARKSHIRE COUNCIL

REPORT

AGENDA ITEM No 2

To: PLANNING AND ENVIRONMENT COMMITTEE		Subject: PROPOSED CONSTRUCTION OF NEW ROAD INCLUDING CONSOLIDATION WORKS AND DRAINAGE FACILITIES AT LAND SOUTH OF FORMER BOOTS FACTORY, MOTHERWELL STREET, AIRDRIE Town & Country Planning (Development by Planning Authorities)(Scotland) Regulations 1981, as amended
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 12 October 2005	Ref: C/05/00984/NID	

1. Purpose of Report

- 1.1 The purpose of this report is to advise the Committee that the Council's proposal for the Construction of a New Road including Consolidation Works and Drainage Facilities at Land South of the Former Boots Factory, Motherwell Street, Airdrie was advertised in the local press and that objections were received. The proposed development therefore required to be notified to the Scottish Ministers under the relevant legislation.

2. Background

- 2.1 North Lanarkshire Council, through its Planning and Environment Committee, intend carrying out the above development in accordance with the emerging Master Plan for the adjacent Boots Site which has been commissioned by North Lanarkshire Council in partnership with Boots Plc and Scottish Enterprise with a view to identifying opportunities for the regeneration of the Boots Site in Airdrie following the recent closure of the Boots Factory. The proposed development is also an integral element in the recent planning permission (ref:C/04/01704/FUL) granted in January 2005 to Transform Schools for the "erection of a primary school and floodlit multi-purpose pitch for dual use with the community" within the land to the south of the former Boots Factory in Airdrie as the new road is the sole vehicular access into the school site from Motherwell Street. A location plan is attached.
- 2.2 The relevant planning application has been processed in accordance with the requirements of the Town and Country Planning (Development by Planning Authorities) (Scotland) Regulations 1981, as amended. Since representations to the proposal were received following the local newspaper advertisement from notified neighbours, the Council required to give notice of its intention to carry out the development to the Scottish Ministers to afford them the opportunity to consider whether or not they wish to call in the application for their determination. If the Ministers did not call in the application, then planning permission was

deemed to have been granted. If the Ministers had called in the application, then they could have held a public local inquiry before reaching their decision.

- 2.3 The formal Notice of Intention to Develop was sent to the Scottish Ministers along with my comments on the representations received, which are contained in Appendix 1.
- 2.4 By letter dated 27 September 2005 the Scottish Ministers confirmed that they did not require the Council to make an application for planning permission in respect of this development proposal and accordingly planning permission is deemed to have been granted by the Scottish Ministers.

3. Sustainability Implications

- 3.1 It improves access to education and training facilities (Inclusive Society) - being an access road to a new school;
It improves facilities, access and opportunities for children and young people (Inclusive Society) - providing pedestrian refuges for crossing roads using the traffic deflector islands at the roundabout;
It protects water quality (A Healthy Environment) - by the proposed use of a Sustainable Urban Drainage System (SUDS) which will be available for use by any future developments on the site;
It uses vacant and derelict land rather than developing a greenfield site (A Healthy Environment) - indeed mining consolidation works will, in effect, reclaim land for use;
It protects and enhances biodiversity (A Healthy Environment) - by use of SUDS
It encourages walking and cycling and the use of public transport (A Healthy Environment) - the design accommodates bus access as well as private car drop-off, and includes a shared surface footway/cycleway.

4. Corporate Considerations

- 4.1 The main corporate considerations are, as referred to above, the regeneration of the Boots site in partnership with SEL through the Master Plan and the implications for the provision of the approved new primary school to be located within the Master Plan area.

5. Recommendation

- 5.1 It is recommended that the Committee :-
 1. Homologates my comments on the representations received against the Notice of Intention to Develop; and
 2. Notes that the formal Notice of Intention to Develop was given to the Scottish Ministers.
 3. Notes the formal decision by the Scottish Ministers to grant planning permission for this development proposal.

C. Mazon

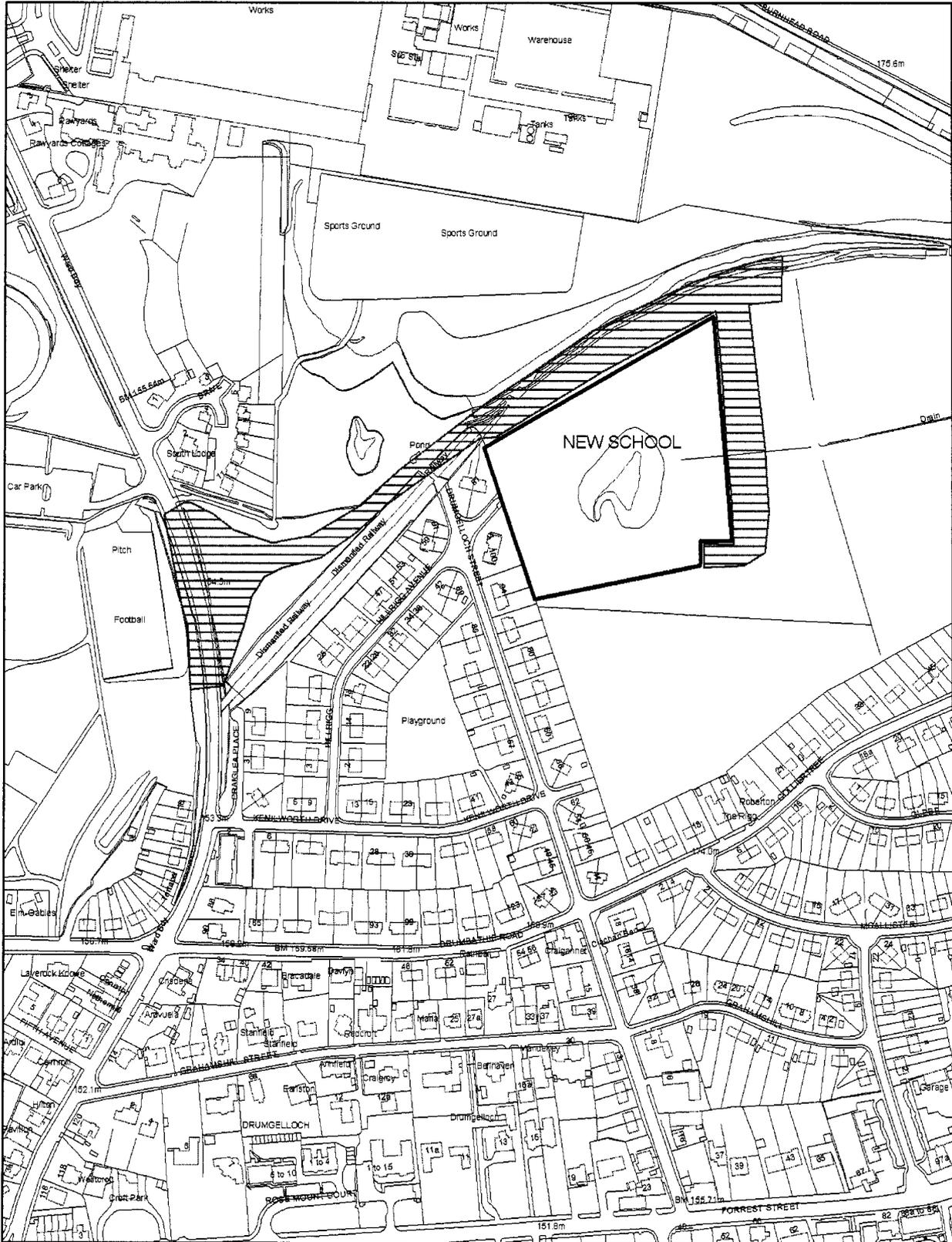
David M. Porch
DIRECTOR OF PLANNING AND ENVIRONMENT
(Date of report)

Local Government Access to Information Act: for further information about this report, please contact

Ian Johnston, on 01236 812382.

Background Papers:

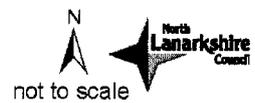
Appendix 1 : NLC Comments on Representations Received (Attached)
Application form and Plans
The Notice of Intention to Develop and its relevant Schedule
Letter from Scottish Ministers received 27th September 2005



Planning Application C/05/00984/NID

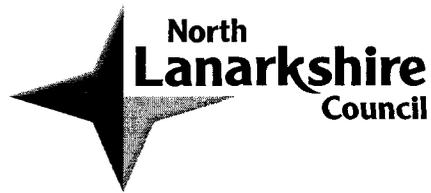
Proposed Construction of New Road Including Consolidation Works and Drainage Facilities

At Land South of Former Boots Factory, Motherwell Street, Airdrie



not to scale

THIS PLAN IS APPROVED FOR CONSTRUCTION BY THE AIRDRIE LOCAL AUTHORITY IN ACCORDANCE WITH THE AIRDRIE LOCAL AUTHORITY DEVELOPMENT PLAN 2007. THE AIRDRIE LOCAL AUTHORITY DEVELOPMENT PLAN 2007 IS AVAILABLE ON THE AIRDRIE LOCAL AUTHORITY WEBSITE. THE AIRDRIE LOCAL AUTHORITY DEVELOPMENT PLAN 2007 IS SUBJECT TO THE AIRDRIE LOCAL AUTHORITY DEVELOPMENT PLAN 2007 REVIEW. THE AIRDRIE LOCAL AUTHORITY DEVELOPMENT PLAN 2007 IS SUBJECT TO THE AIRDRIE LOCAL AUTHORITY DEVELOPMENT PLAN 2007 REVIEW.



Town and Country Planning (Development by Planning Authorities) (Scotland) Regulations 1981, as amended.

Application Number : **C/05/00984/NID**
 Proposed Development : **Construction of New Road including Consolidation Works and Drainage Facilities**
 Location : **Land south of Former Boots Factory, Motherwell Street, Airdrie**

REPRESENTATIONS AGAINST THE PROPOSED DEVELOPMENT AND NORTH LANARKSHIRE COUNCIL'S OBSERVATIONS THEREON :

No	Name & Address	Nature of the Representations	NLC Observations
1	Ruth Baxter, 11 Woodlea Place, South Lodge Gate, Airdrie	1 – A previous planning application for a new football stadium off Motherwell Street was refused permission as the Council felt it was dangerous to put another access road into Motherwell Street.	1 – a previous planning application (ref: 92220) for the erection of a football stadium with associated uses including the formation of a single access road and car parking (in outline) was referred to the Scottish Office following an appeal against its non-determination by the former Monklands District Council. The appeal was subsequently dismissed by the Secretary of State in March 1993 on the grounds of substandard access and parking. Monklands District Council were of the view that in its submitted form the proposal was unacceptable due to lack of required level of information (in respect of access and parking detail and how the development would impact on the surrounding junctions) to allow proper consideration of proposals. The current proposal seeks to develop a new 7.5 metre wide road with footways either side via a large roundabout on Motherwell Street to serve both the new Clarkston Primary School and the adjacent development site. The introduction of this new

		<p>2 – Additional noise would result the increase in traffic coming from Clarkston.</p> <p>3 – Why are the Drainage Ponds required and where is the water coming from.</p> <p>4 – Will the new road have any road calming to reduce traffic speeds.</p> <p>5 – What road safety measures are being put in place in the new roads to safeguard children walking to school.</p> <p>6 – Does the Boots Site have planning permission for 500 houses and will they also be accessing this new road.</p> <p>7 – Why is this new road needed as the new school and Motherwell Street are no where near each other.</p>	<p>roundabout will increase safety on Motherwell Street through a reduction in vehicle speeds.</p> <p>2 – The introduction of this new road will have minimal impact on the existing residences to the north, in terms of noise levels, being in the region of 50 metres away at the nearest point and screened by existing tree cover.</p> <p>3 – the design of the ponds, in consultation with SEPA will provide a safe and efficient SUDS facility.</p> <p>4 – the new road will not incorporate any specific road calming measures as the urban speed restrictions will apply.</p> <p>5 – the design of the new road and roundabout will incorporate a footpath design to satisfy the requirements of all pedestrians including schoolchildren.</p> <p>6 – no planning application has at this time been submitted for any development on the surrounding Boots land although the new road will incorporate within its design provision for access into these adjacent development sites.</p> <p>7 – the design of the new road will allow vehicular/pedestrian access into both the new school site and the adjoining Boots land. The location of the new school is such that the existing surrounding road network does not provide an acceptable route from a road safety point of view.</p>
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<p>2</p>	<p>Gerard Mc Inally, 9 Woodlea Place, Airdrie</p>	<p>1 – The existing road is already one of the busiest in the area and the noise of the traffic is unbearable. Another road to the back would be horrendous.</p> <p>2 – Motherwell Street is nowhere near the new school site and the new road would eventually become a link road to a new housing scheme.</p> <p>3 – Will there be any speed restrictions put in place on the new road.</p> <p>4 – No prior information on this proposal was received by any of the residents in Woodlea Place.</p>	<p>1 – see (2) above. The new roundabout should also decrease speeds and resultant noise levels on Motherwell Street.</p> <p>2 – see (6) and (7) above</p> <p>3 – see (4) above</p> <p>4 – It has been accepted that the neighbour notification procedures were not initially carried out properly although re-notification was subsequently carried out and a meeting between Council officials and residents on Woodlea Place.</p>
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