

Application No: S/05/01911/FUL

Date Registered: 22nd November 2005

Applicant: **Tritax Assets Limited**
4 New Burlington Place
London
W15 2HS

Agent: Bradford Robertson Architects
74 Waterloo Street
Glasgow
G2 7DA

Development: **Distribution Facility with Associated Yard Area and Car Parking**

Location: **Site 19 Land North of**
McNeil Drive
Eurocentral, Holytown,
Motherwell
Lanarkshire

Ward: 27 Holytown Councillor James Coyle JP

Grid Reference: 275915 661763

File Reference: S/PL/B/5/64

Site History: 05/00863/FUL Erection of 2-Storey Office Building with Workshop,
Associated Service Yard & Parking (adjacent site)

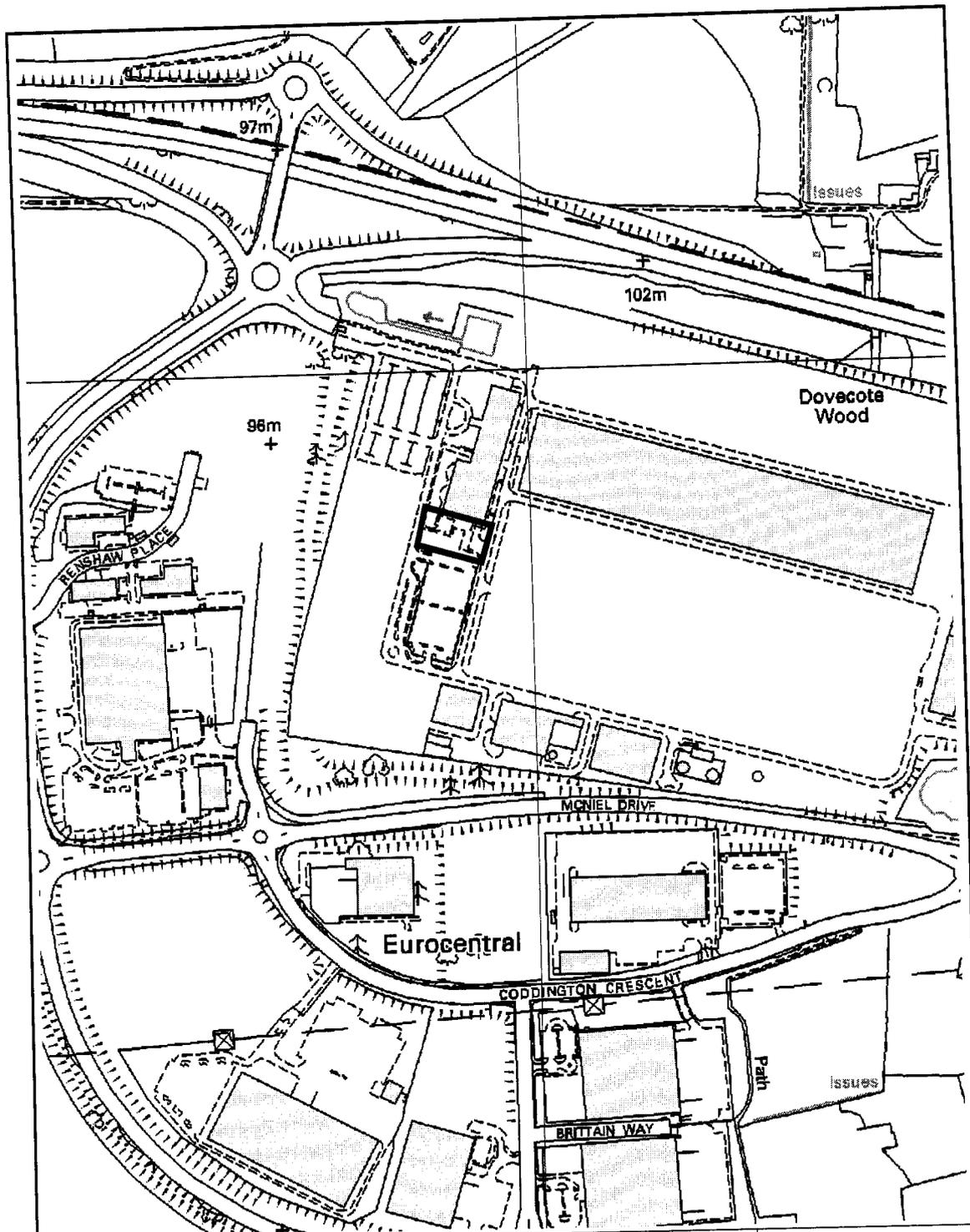
Development Plan: Northern Area Local Plan – Green Belt
Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)
– Business and Industry.

Contrary to Development Plan: No

Consultations: Scottish Water (conditions)
British Gas (conditions)
Scottish Power (conditions)

Representations: None

Newspaper Advertisement: Not Required



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PLANNING APPLICATION No. S / 05 / 01911 / FUL
 DISTRIBUTION FACILITY WITH ASSOCIATED
 YARD AREA AND CAR PARKING
 SITE 19, LAND NORTH OF McNEIL DRIVE,
 EUROCENTRAL, HOLYTOWN, MOTHERWELL.
 Site Area = 0.27 ha.

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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 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.

3. 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.

4. That before the development hereby permitted starts, the applicant shall provide written confirmation to the Planning Authority that all the requirements of Scottish Water have been fully met in respect of providing the necessary site drainage infrastructure to serve the development.

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

5. That before development starts, full details of the location and design of the surface water drainage scheme to be installed within the application site shall be submitted for the approval of the Planning Authority, and for the avoidance of doubt the scheme shall comply with the Scottish Environment Protection Agency's (SEPA) principles of Sustainable Urban Drainage Systems (SUDS).

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

Background Papers:

Application form and plans received 22nd November 2005

Memo from Transportation Manager received 9th December 2005

Letter from Scottish Water received 5th December 2005

Letter from British Gas received 5th December 2005

Letter from Scottish Power received 8th December 2005

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

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REPORT

1. Description of Site and Proposal

- 1.1 This application is for a distribution facility at Site 19, within the former Chungwha site at Eurocentral. Site 19 is accessed from within the Chungwha site off the roundabout at Woodhall north of McNeil Drive. The site is level and is screened from McNeil Drive by existing landscaping.
- 1.2 The development will have its own service area and car park with 33 spaces. The building will measure 62 metres by 75 metres, giving a total of 4650 square metres plus office space of 465 square metres. The building will have a curved roof reaching a maximum of 16 metres. No material finishes have been mentioned but this can be conditioned.

2. Development Plan

- 2.1 The development is in accord with the Structure Plan. The development is in accordance with the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004) in which it is within an area allocated for business and industry and requires to be assessed against policies IND8 and IND9. Although the site is zoned as Green Belt in the Northern Area Local Plan outline consent has been granted for Class 4, 5 and 6 uses on the overall Eurocentral site.

3. Consultations and Representations

- 3.1 Scottish Water objected to the application however they will remove the objection if the developer can demonstrate the development will not have an impact on their assets or that suitable infrastructure can be put in place to support the development.
- 3.2 Other service providers had no objection. The site is accessed through a private roadway and adequate parking will be provided. The Transportation Manager has no objections to the current application.

4. Planning Assessment and Conclusions

- 4.1 Planning decisions must be made in accordance with the development plan unless material considerations indicated otherwise.
- 4.2 The application accords with Policy IND8 'Established Industrial and Business Areas' of the Southern Area Local Plan Finalised Draft (Modified 2001 and 2004). When considered against Policy IND9 the proposal meets the criteria listed, the site being within an established industrial area.
- 4.3 There have been no neighbour objections to the proposal and the Scottish Water objection can be addressed via a condition.
- 4.4 Taking all things into consideration I recommend that permission be granted subject to conditions.