

Application No: S/05/01913/FUL

Date Registered: 22nd November 2005

**Applicant:** **Eurocentral Partnership Limited**  
**C/O Amec Developments**  
**Anchorage 1,**  
**Anchorage Quay**  
**Salford Quays**  
**Manchester**  
**M5 2YJ**

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

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

**Location:** **Plot C**  
**Coddington Crescent**  
**Eurocentral,**  
**Holytown,**  
**Motherwell**  
**Lanarkshire**

Ward: 27 Holytown Councillor James Coyle JP

Grid Reference: 275949 661445

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

Site History: Formerly within Enterprise Zone

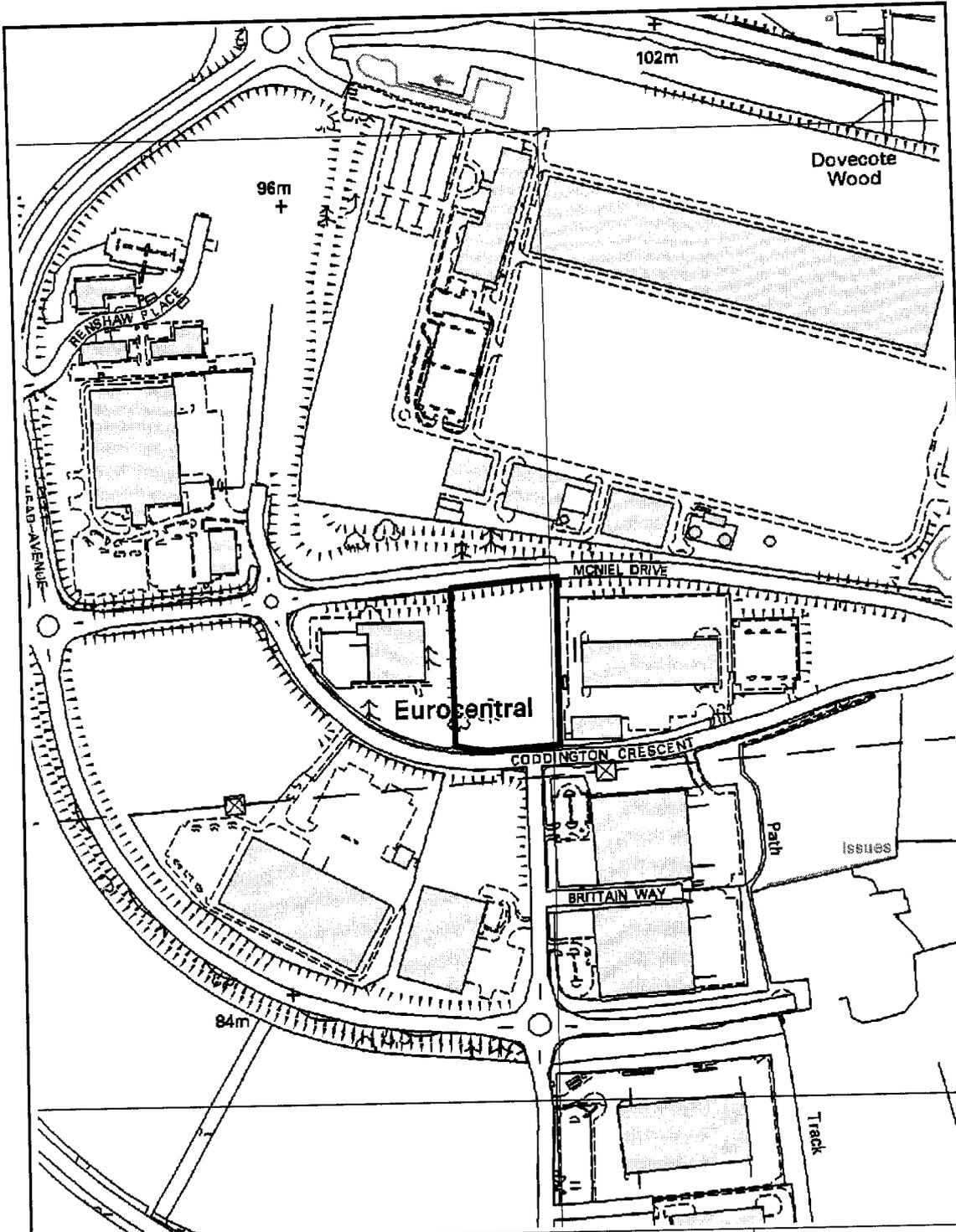
Development Plan: Northern Area Local Plan – Green Belt  
Southern Area Local Plan Finalised Draft (Modified 2001 and 2004)  
– Business and Industry.

Contrary to Development Plan: No

**Consultations:** Scottish Environment Protection Agency ()  
Scottish Water (conditions)  
British Gas (conditions)  
Scottish Power (conditions)

**Representations:** None

Newspaper Advertisement: Not Required



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PLANNING APPLICATION No. S / 05 / 01913 / FUL  
 DISTRIBUTION FACILITY WITH ASSOCIATED  
 YARD AREA AND CAR PARKING  
 PLOT C, CODDINGTON CRESCENT,  
 EUROCENTRAL, HOLYTOWN, MOTHERWELL.  
 Site Area = 1.84 ha.

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North  
**Lanarkshire**  
 Council

**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.

6. 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.

7. That before the development hereby permitted is completed, the new vehicular access shall be constructed with 9 metres radius kerbs with 2 metres wide dropped kerb pedestrian facilities incorporated into the junction radii.

**Reason:** To ensure the provision of satisfactory vehicular and pedestrian access facilities.

**Background Papers:**

Application form and plans received 22nd November 2005

Memo from Transportation Manager received 12<sup>th</sup> December 2005

Letter from Scottish Water received 5th December 2005

Letter from British Gas received 2nd December 2005

Letter from Scottish Power received 5th December 2005

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

## **APPLICATION NO. S/05/01913/FUL**

### **REPORT**

#### **1. Description of Site and Proposal**

- 1.1 This application is for a distribution facility at Plot C, which lies between Coddington Crescent and McNeil Drive, Eurocentral. The site is reasonably level and is screened from McNeil Drive by existing landscaping. It is bounded on the west by Headlam Carpets and to the east by Securicor Omega. To the north lies the former Chungwha site while to the south lie Wincanton and a vacant site.
- 1.2 The site will be accessed from Coddington Crescent and will have its own service area and car park with 44 spaces. The building will measure 114 metres by 56 metres, giving a total of 6270 square metres plus office space of 654 square metres. The building will have a dual pitched roof reaching a maximum of 14 metres. No material finishes have been mentioned but this can be conditioned. The intended occupiers, Sheffield Insulations, presently have premises in Righead Industrial Estate.

#### **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 IND1 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 Transportation Manager has no objections subject to conditions.

#### **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 IND1 'Industrial and Business Development Opportunities' 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. The Scottish Water objection can be addressed via a condition as can the Transportation Manager's comments.
- 4.4 Taking all things into consideration I recommend that permission be granted subject to conditions.