

Application No: N/06/01724/FUL

Date Registered: 17th October 2006

Applicant: **EHS (Scotland) Ltd**
Unit 34, Coatbridge Business Centre
204 Main Street
Coatbridge

Agent: Ross Woods Architects
 4 Somerset Place
 Glasgow

Development: **Residential Development (15 Flatted Units)**

Location: **Burnetts Garage**
Cumbernauld Road
Mollinsburn

Ward: 67 Moodiesburn East and Blackwood West: Councillor William Hogg

Grid Reference: 271910 671725

File Reference: N/06/01724/FUL

Site History:

Development Plan: The site is covered by Policy HG3 (Retention of Residential Amenity) of the Northern Corridor Local Plan 2005.

Contrary to Development Plan: No

Consultations: Scottish Water (Conditions)
 NLC Community Services (No Objections)
 NLC Education (No Objections)
 SEPA (Conditions)

Representations: Two letters of representation.

Newspaper Advertisement: Not Required

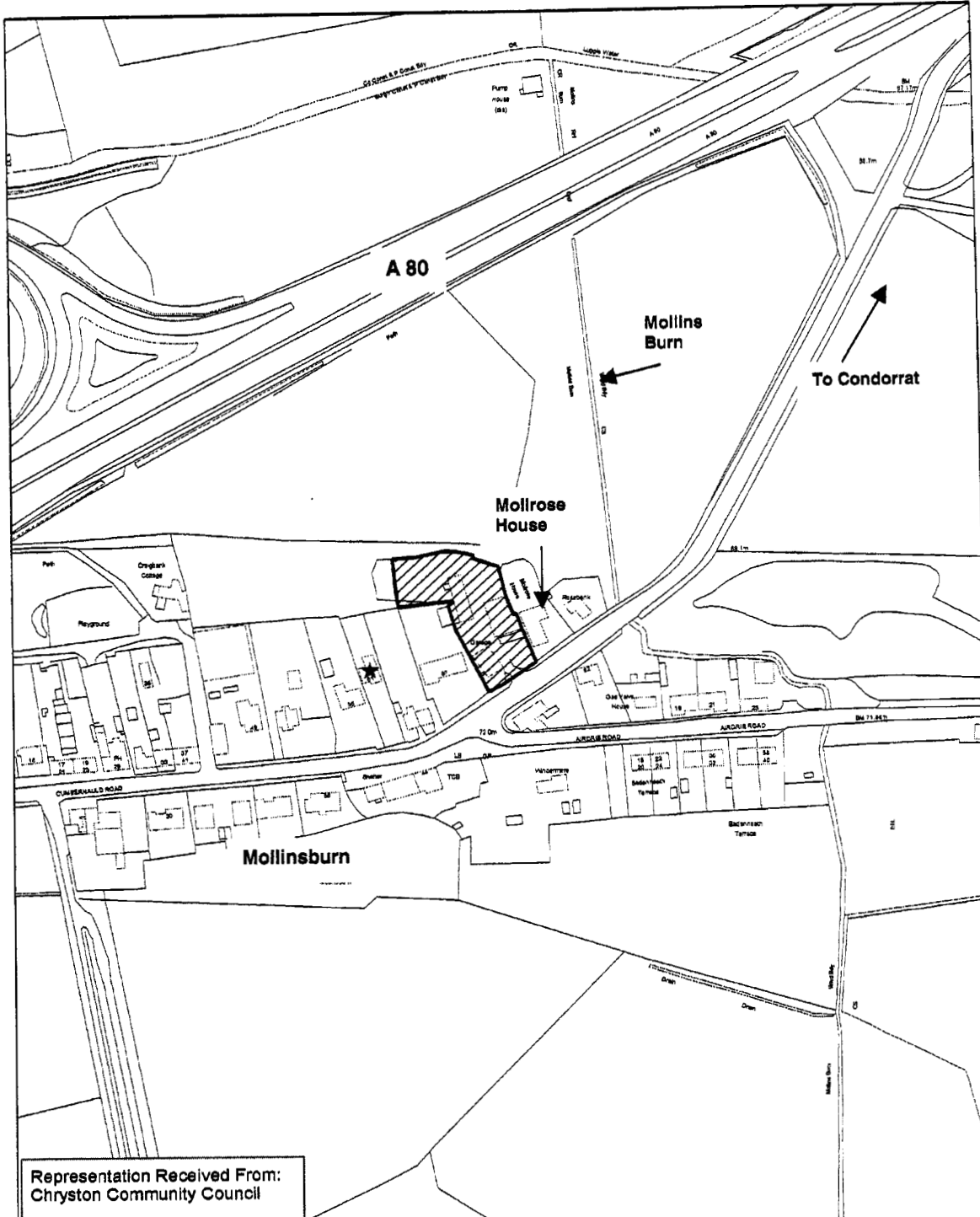
Recommendation: Grant Subject to the Following Conditions:-

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 locations and design of the surface water drainage scheme to be installed within the application site shall be submitted to and approved in writing by the Planning Authority, and for the avoidance of doubt the scheme shall comply with the Scottish Environmental Protection Agency's principles of Sustainable Urban Drainage Systems (SUDS).

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



Representation Received From:
 Chryston Community Council

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N/06/01724/FUL
 EHS (Scotland) Ltd
 Burnetts Garage Cumbernauld Road Mollinsburn
 Residential Development
 ★ Representation



3. That the SUDS compliant surface water drainage scheme approved in terms of Condition 2 above shall be implemented contemporaneously with the development in so far as is reasonably practical. **Within three months** of the construction of the SUDS, a certificate (signed by a Chartered Civil Engineer experienced in drainage works) shall be submitted to the Planning Authority confirming that the SUDS has been constructed in accordance with the relevant CIRIA manual and the approved plans and thereafter the system shall be maintained in accordance with the details agreed under the terms of Condition 2 above

Reason: To safeguard adjacent watercourses and ground water from pollution and in the interests of the amenity and wellbeing of existing and future residents.

4. That the new dropped kerb vehicular access shall be 6 metres (max.) wide and shall be constructed to the specification of North Lanarkshire Council, with the existing Junction access being reinstated with a 2m wide footway.

Reason: In the interests of traffic and pedestrian safety.

5. That a minimum of the first 10 metres of the access and across its entire width shall be paved to prevent deleterious material being carried onto the public road. In addition adequate site drainage shall be installed to ensure that no surface water runs onto the public road.

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

6. That a visibility splay of 4.5m x 60m shall be provided at the connection with Cumbernauld Road, measured at a driver's height of 1.05m. All existing vegetation and structures such as walls shall be lowered/removed and nothing new constructed or permitted to grow within this envelope that would interfere with visibility.

Reason: In the interests of traffic safety.

7. That **before** the development hereby permitted is completed, 23 off-street car parking spaces shall be provided within the site, as described on the approved plans and shall, thereafter, be maintained as car parking spaces.

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

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

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

9. That **before** development hereby permitted starts, full details of the design, location and finishing materials of the bin storage areas to be constructed on site shall be submitted to, and approved in writing by the Planning Authority; provision shall be allowed for two bins per flat or such other scheme as is approved in writing by the Planning Authority.

Reason: In the interests of visual amenity and to ensure there is adequate bin storage provision for the development hereby approved.

10. 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) details of the phasing of these works

Reason: To enable the Planning Authority to consider these aspects in the interests of the visual amenity of the site and the surrounding area.

11. 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 10, 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: In the interest of the visual amenity of the site and the surrounding area.

12. 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 the proposed grassed, planted and landscaped areas plus all other communal areas.

Reason: In the interests of amenity by ensuring that landscape and communal area maintenance is appropriate for the site.

13. That **before** the development hereby permitted starts, full details of the existing and proposed levels on the site shall be submitted to, and approved in writing by the Planning Authority.

Reason: To ensure that levels are appropriate for the site and the general area.

14. That **before** development hereby permitted starts, a site investigation survey shall be carried out in accordance with the requirements of the British Standards code of practice BS10175:2001 and a report of this survey shall be submitted to the Planning Authority.

Reason: To ensure any contaminants on site are removed or rendered harmless.

15. That any remediation work identified by the site investigation required in terms of Condition 14 above shall be carried out to the satisfaction of the Planning Authority. **Within three months** of any remediation works being carried out, a certificate (signed by an Environmental Engineer) shall be submitted to the Planning Authority confirming that the works have been carried out in accordance with the terms of the Remediation Strategy.

Reason: To ensure that the site is free of contaminants in the interests of amenity and the wellbeing of the surrounding area

Background Papers:

Application form and plans received 17th October 2006

Letter from Scottish Water received 25th October 2006

Letter from SEPA received 29th December 2006

Memo from NLC Community Services received 4th November 2006

Memo from NLC Education received 6th November 2006

Memo from Traffic & Transportation Team Leader (Northern Area) received 27th November 2006

Memo from Geotechnical Team Leader received 7th November 2006
Memo from Head of Protective Services received 7th November 2006

Letter from B Miles, 61 Cumbernauld Road, Mollinsburn, received 24th October 2006.
Letter from Chryston Community Council, C/o Miss R Anderson, Hon. Secretary, 1 Neuk Avenue,
Muirhead, received 6th November 2006.

Any person wishing to inspect these documents should contact Mr Gavin Forrest at 01236 616466.

DATE : 3rd January 2007

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REPORT

1. Description of Site and Proposal

- 1.1 This application seeks permission for a flatted development consisting of two blocks, associated roads and car parking on the site of Burnetts Garage, Cumbernauld Road Mollinsburn. The site is situated at the north eastern side of the village and measures approximately 0.3 hectares. Currently the site is made up of a number of buildings associated with the garage land use.
- 1.2 The site is on varying levels in comparison to the surrounding area. No.67 Cumbernauld Road is more elevated than the site but Mollrose House is lower. The site is in a prominent position in relation to the adjacent lower lying land to the north, with it currently presenting an unattractive view from the A80.
- 1.3 The 15 flats will be made up of 2 blocks, one block of 2 flats and one of 13. The smaller block will be situated on the southern side (road frontage) of the site whilst the larger block, which is 3 stories high will be situated at the lower northern side of the site. All the flats will have 2 bedrooms.

2. Development Plan

- 2.1 There are no strategic issues in terms of the Glasgow and the Clyde Valley Joint Structure Plan 2000 and the application can be assessed against the relevant provisions of the Local Plan.
- 2.2 The site is covered by Policy HG3 (Retention of Residential Amenity) of the Northern Corridor Local Plan 2005.

3. Consultations and Representations

- 3.1 Consultation responses are as follows;
 - a) Scottish Water : No objections. A Sustainable Urban Drainage System should be utilised.
 - b) SEPA : No objections. They point out that the discharge of treated effluent from the private sewage plant will need a licence under the Water Environment (Controlled Activities) (Scotland) Regulations 2005. The flood risk from the Mollins Burn is likely to be low.
 - c) NLC Community Services : There are no nature conservation concerns.
 - d) NLC Education : Schools have sufficient accommodation to cope with the projected pupil increase with the exception of Glenmanor Primary School which may be marginally over capacity in 2011.
 - e) My Pollution Control Section : Request that a ground investigation report be submitted in view of the existing garage use of the site. SEPA have also made this point.
 - f) My Transportation Section have no objections to the application subject to conditions.
- 3.2 Where appropriate planning conditions can be imposed covering consultee comments.
- 3.3 Letters of objection have been received from the owner/occupier of 61 Cumbernauld Road, Mollinsburn and from Chryston Community Council. The main points of objection and my comments are as follows.

- The area of the site where it is intended to erect a 3 storey block of flats is contrary to Local Planning, as this area is designated Green Belt (Policy E PRO.2) There is an absolute prohibition on developments of this kind in this area.

Comments: The site is covered by Policy HG3 (Retention of Residential Amenity) of the Northern Corridor Local Plan 2005. It is noted, however, that due to indistinct plan draughting a small peripheral part of the site may appear to be in the Green Belt. This is brownfield development with the area being in existing garage use.

- The flats will dwarf all the existing houses and buildings in Mollinsburn village. Any housing that may be approved should be in keeping with the rest of the village and should be limited to low rise dwellings. The visual impact of a 3-storey block on the approach from the A80 would be very conspicuous.

Comments: The site and the area in general is built on varying levels. No.67 Cumbernauld Road is on a higher level than the existing garage site, whilst Mollrose House is situated at least 15 ft below the garage site. The block of flats that will be situated on the road frontage will only be two storeys and will be compatible with other Cumbernauld Road frontage buildings. The flats that will be situated at the rear of the site will be two and three storeys. Currently the view from the A 80 is one of a garage/scrap yard. The design and elevations of the property will ensure that the visual impact is not of detriment to the area. Mollinsburn village has varying types and uses of buildings and it is not considered that the proposed development will be out of keeping with the local area.

- There is a need to ensure that parking is adequate. Car parking and traffic flow in Mollinsburn is already a problem and may get worse when the upgrading of the A80 starts.

Comments: Parking is deemed to be satisfactory, with the proposed 23 spaces meeting the normal 150% guideline for flatted properties.

- As Mollinsburn is not on the main drainage system, it should be ensured that adequate provision is made to cope with any further development in this area.

Comments: A septic tank that discharges to the Mollins Burn currently services the site. This will be replaced by a private sewage system discharging into the Mollins Burn. Scottish Water has no objections to the application.

4. Planning Assessment and Conclusions

- 4.1 In accordance with section 25 of the Town and Country Planning (Scotland) Act 1997, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. This proposal is not contrary to the Local Plan
- 4.2 This is a well designed development that will upgrade this part of Mollinsburn and will be compatible with adjacent housing. An advantage of the development is that it will replace the current garage use that often caused congestion and parking problems.
- 4.3 Having taken account of all relevant material planning considerations, and notwithstanding the concerns raised, it is recommended that planning permission be granted.
- 4.4 Please note that Chryston Community Council have requested that the Committee visit the site before determining this planning application.