

STATEMENT IN SUPPORT OF AN
APPLICATION FOR PLANNING PERMISSION
IN PRINCIPLE FOR THE ERECTION OF A
RESIDENTIAL DEVELOPMENT ON LAND AT
VICTORIA PLACE, AIRDRIE
ON BEHALF OF McKERNAN CONSTRUCTION LTD

ANDREW BENNIE
PLANNING LIMITED

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Andrew Bennie Planning Limited

3 Abbots Court

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by Andrew Bennie Planning Limited, on behalf of McKernan Construction Ltd, and is submitted in support of an application for planning permission for the erection of a residential development on a site lying on the north side of Victoria Place, Airdrie, hereinafter referred to as the "Site".
- 1.2 This statement provides information on both the Site and its surroundings and sets out an assessment of the policy basis against which the application proposals require to be assessed.
- 1.3 Should North Lanarkshire Council require any further, relevant information or clarification of any matters relating to these proposals, Andrew Bennie Planning Limited would be pleased to assist in its timeous provision.

2.0 THE APPLICATION SITE

- 2.1 The Site extends to some 1.946ha in area and lies on the north side of Victoria Place, Airdrie and is accessed via an existing roundabout junction at the east end of the Site, with a second standard priority junction being located towards the west side of the Site, both of these junctions leading off Victoria Place.
- 2.2 The area surrounding the Site is predominately residential in character, with several light industrial/commercial premises being located to the west side of the Site.
- 2.3 The Site lies adjacent to a recently constructed residential development, developed by the applicant, which features house types similar to those proposed under this current application submission.
- 2.4 Modern housing lies to the east and south sides of the Site, this housing having been constructed approximately 10 years ago.
- 2.5 The Site itself is presently occupied by a large industrial type building which from the 1970's until its recent closure provided accommodation for a large telecommunications/call centre facility. A large area of surface car-parking is located on the western section of the Site.
- 2.6 The previous occupiers of this facility have recently relocated to modern facilities in Glasgow.

3.0 PLANNING POLICY BACKGROUND

3.1 The current approved development plan covering the Site comprises the approved Glasgow & Clyde Valley Strategic Development Plan (May 2012) and the adopted North Lanarkshire Local Plan (September 2012).

3.2 Given the nature thereof, it is not considered that the proposed development raises any issues, which are of strategic importance and as such, the provisions of the approved Strategic Development Plan are not considered further within this Statement.

3.3 Under the terms of the adopted North Lanarkshire Local Plan, the Site is noted to fall within the boundary of a wider area to which the provisions of Policy ED1 2A applies.

3.4 Policy ED1 A2 advises that:

"A: Industrial and Business Areas

The Council will support industrial and business land development by maintaining a 10-year land supply of quality marketable industrial land (including a 5-year supply of readily available sites) and promoting the development of the Industrial and Business Land Supply sites listed in Schedule EDI 2A of the Area Action Plans and shown on the Proposal Maps."

3.5 Policies DSP1-4 are also of relevance to the assessment of the application proposals.

3.6 Under the terms of the emerging North Lanarkshire Local Development Modified Proposed Plan (the Examination Report of which was published on 24th May 2021) the Site is noted to simply lie within the boundary of the identified urban area with the Site not being subject to any of the "protect" or "promote" policies which are set out within the emerging Plan.

3.7 The formal adoption of the North Lanarkshire Local Development Modified Proposed Plan is expected to take place in early course.

4.0 THE APPLICATION PROPOSALS

- 4.1 Under the terms of this application, full planning permission is sought for the erection of 40 dwelling houses on that land which comprises the application site.
- 4.2 The development proposes a total of 5 house types, each of which would stand a full two storeys in height, providing for a mix of 3 and 4 bed detached and semi-detached properties.
- 4.3 The development would be served by two vehicular access, the eastern access comprising the existing roundabout access, which will be adjusted to provide for a small pedestrian refuge island, with the western access comprising a new priority junction, which would be located to the west of the existing western access point which would be closed off as part of the proposed development.
- 4.4 The eastern access would provide access to 30 of the proposed dwelling houses, with the remaining 10 units being accessed via the western access.
- 4.5 Each of the proposed dwelling houses would be provided with two off street parking spaces, with a further 14 visitor parking spaces also being provided.
- 4.6 A new section of crib walling would be constructed close to the eastern and north-eastern boundaries of the Site, to the north and east of which an area of landscape planting would be provided.
- 4.7 A further planted landscape strip would be provided along the southern boundary of the Site.
- 4.8 The development layout also proposes the provision of a footpath link to GlenCraig Street which lies to the north of the Site.
- 4.9 As part of the proposed site drainage system, the development layout makes provision for the formation of a SUDs pond at the south-western corner of the Site.

5.0 PLANNING ASSESSMENT

5.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 provides that:

"Where in making any determination under the Planning Act, regard is to be had to the development plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise".

5.2 Section 37(2) of the Act further provides that in dealing with applications for planning permission:

"... the Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations."

5.3 As is noted above at paragraph 3.2, the provisions of the approved Strategic Development Plan are not considered to be of any material relevance to the determination of this application and as such, its terms are not considered further within this Statement.

5.4 Policy ED1 A2, as advised above, states that:

"A: Industrial and Business Areas

The Council will support industrial and business land development by maintaining a 10-year land supply of quality marketable industrial land (including a 5-year supply of readily available sites) and promoting the development of the Industrial and Business Land Supply sites listed in Schedule EDI 2A of the Area Action Plans and shown on the Proposal Maps."

5.5 Whilst noting that the Site is covered by the terms of Policy ED1 A2, the Site is not included within the Industrial & Business Land Supply 2019 and as such, its development for non-industrial/business purposes is not considered to be in conflict with the terms of this policy.

5.6 As is noted above at paragraph 3.5, Policies DSP 1 – 4 are also of relevance to the determination of this application.

5.7 Policy DSP 1: Amount of Development, at part B states, amongst other things, that:

"B Potential additions to planned land supplies

Additions to land supplies for the following combinations of land use/ threshold need to be justified in terms of supply and demand:

<i>Land Use</i>	<i>Threshold/Location</i>	<i>Demand Assessment Criteria</i>
<i>1 Housing</i>	<i>10 units on greenfield or non-urban brownfield locations</i>	<i>minimum 5 – year supply at all times”</i>

- 5.8 The Site is clearly brown field in nature and as such it is submitted that the proposed development does not require to be justified in terms of any supply/demand considerations.
- 5.9 Accordingly, it is submitted that the proposed development can be reasonably justified against the terms of Policy DSP 1.
- 5.10 Policy DSP 2: Location of Development, at part B, advises, amongst other things, that:

“B Potential additions to planned land supplies

Applications for planning permission for new development may be granted if they are consistent with the following locational criteria as expanded in Supplementary Planning Guidance DSP2 Location of Development:

1 Urban Regeneration - using brownfield urban land and existing urban infrastructure and services”

- 5.11 In light of the brown field nature of the Site, it is considered that in locational terms, the proposed development can be reasonably justified against the provisions of Policy DSP 2.
- 5.12 DSP3: Impact of Development states that:

“Where development either on its own, or in association with existing developments, will place additional demands on community facilities or infrastructure that would necessitate new facilities or improvements in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities. Contributions will relate to the development concerned, including in nature, scale and kind. Where these cannot be secured by planning conditions or other appropriate means, the

Council will expect developers to enter into an obligation under section 75, or provide an alternative, equally binding undertaking."

5.13 In the event that it is demonstrated during the course of the assessment of this application that the proposed development will *"place additional demands on community facilities or infrastructure that would necessitate new facilities or improvements in existing provision"*, it is accepted by the applicant that any such deficiencies will require to be addressed by means of either the use of planning conditions and/or legal agreement.

5.14 Accordingly, it is considered that the proposed development can be reasonably justified against the provisions of Policy DSP 3.

5.15 Policy DSP4: Quality of Development states that:

"Development will only be permitted where high standards of site planning and sustainable design are achieved. Where appropriate, proposals will need to demonstrate that:

1 an appraisal has been carried out of the existing character and features of the site and its setting – including: ground stability and contamination, identity, connections, landscape, biodiversity, heritage and amenity value

2 existing rights of way or features of natural or historic interest (including stone buildings) will be safeguarded or enhanced – including: archaeology, historic environment, landscape features and wildlife interests

3 the proposed development takes account of the site appraisal and any evaluation of design options, and achieves a high quality development in terms of:

a establishing a clear vision for the site with design principles which will lead to the creation of a distinct, successful place addressing:

siting; overall layout; density; form; scale; height; massing; detailing; colour; materials, and open space issues

b providing a safe, inclusive, convenient and welcoming development addressing:

personal safety; security and crime prevention; adaptability; safe, secure and convenient access into and through the development that is attractive to pedestrians, cyclists, and people with disabilities; integration with public transport, green networks and wider links; access for cars, where required, being safe for all road users, and appropriate parking or traffic calming being well located and integrated

- c addressing energy, resources and waste issues in order to create a sustainable development with low ecological footprint including:*

reducing energy need; encouraging sustainable construction; promoting health and wellbeing; reducing waste and resources used through efficient storage collection and composting of waste and recyclable materials, and measures which reduce CO2 emissions and encourage low and zero carbon approaches

- d mitigating any likely air quality, noise, or pollution impacts particularly in or adjacent to Air Quality Management Areas*

- e ensuring that water body status is protected and where possible enhanced:*

status includes physical characteristics, so proposals such as culverting will only be considered where no other practical option exists. Foul water should be connected to the public sewer – alternatives to this will only be permitted where no public system exists and the alternative does not pose any environmental risk. Sustainable Urban Drainage Systems should be adopted within the site design and appropriate details require to be submitted with any planning application and

- f integrating successfully into the local area and avoiding harm to neighbouring amenity by relating well to the existing context and avoiding adverse impact on existing or proposed properties through overlooking, loss of privacy or amenity, overshadowing, or disturbance*

- 4 adequate provision has been made for the development and maintenance of landscape open space areas and for linking to and enhancing open spaces and green networks*

Generally, it will be appropriate to demonstrate compliance with the objectives of policy DSP4 through submission of design and access statements in line with relevant Scottish Government Planning Advice."

- 5.16 In assessing each of these criteria, the following comments are made.
- 5.17 1: The application submission is supported by a Design Statement which when considered within the context of the nature of the Site and its surroundings is considered to meet the requirements of this criteria.
- 5.18 2: The proposed development will have no impact upon any of these considerations and as such it is considered that the requirements of this criterion are fully satisfied.
- 5.19 3 a) – c): It is considered that the proposed development layout fully addresses each of these criterion.
- 5.20 3 d): It is not considered that the Site is affected by any of these issues and that as such, no mitigation measures are required.
- 5.21 3 e): The proposed development will have no adverse impact upon any water bodies and suitable provision will be made for the inclusion of a SUDs system within the development, details of which will be presented for approval in due course.
- 5.22 3 f): Given the relationship of the Site to the existing residential areas which lie to its eastern and southern sides, it is considered that the proposed use of the Site for residential purposes will integrate successfully with the established character of the surrounding area.
- 5.23 As is noted on proposed development layout plan, new areas of landscaping will be provided along the Sites eastern, north-eastern and southern boundaries, the provision of which will further assist in the integration of the Site into the surrounding area and will also enhance the bio-diversity value of the Site.

- 5.24 4: In preparing the detailed design proposals for the development of the Site, full provision has been made for the open space requirements set down within the Local Plan and its associated guidance.
- 5.25 In view of the matters set out above, it is submitted that the proposed development can be reasonably justified against the provisions of Policy DSP 4.
- 5.26 **In conclusion, given the matters set out above, it is submitted that the proposed development can be fully and reasonably justified against the relevant provisions of the adopted Local Plan.**
- 5.27 In line with the provisions of Sections 25 and 37(2) of the 1997 Act, in determining this application, regard also requires to be had to any relevant material considerations.
- 5.28 In this regard, the terms of the North Lanarkshire Local Development Modified Proposed Plan are considered to be of material relevance to the assessment of this application, with the materiality of this Plan being heightened by the publication on 24th May 2021 of the Examination Report, the terms of which make no recommendations which relate to the manner in which the Site is dealt with within the terms of the Modified Proposed Plan.
- 5.29 Under the terms of the relevant "Protect" and "Promote" maps, the Site is shown as simply being included within the boundary of the wider urban area, with the "Promote" map showing two new proposed housing allocations to the east side of the Site.
- 5.30 This is of significance as it demonstrates that the Council has taken the conscious decision to remove the Site from the area that was previously covered by Policy ED1 A2 of the adopted Local Plan and in so doing have clearly accepted that the Site no longer requires to be retained for industrial or business purposes, this also being reflective of the matters set out within the Council's Industrial & Business Land Supply 2019.
- 5.31 It is therefore reasonable to state that when the Plan is finally adopted, the Site will simply be shown as falling within the boundary of the wider urban area and not subject to any other policy designation.
- 5.32 Policy PP 3 Purpose of Place Policy states that:

"North Lanarkshire Council seeks to maintain and improve the level of amenity in urban areas, by encouraging development that is in keeping with their residential character and encouraging diversity in more mixed-use areas."

5.33 Given the nature of the proposed development and the relationship that the Site has to the existing residential area to the east and south it is considered that the proposed development of the Site for residential purposes is wholly in keeping with the residential character of the area.

5.34 Accordingly, it is submitted that the proposed development can be reasonably justified against the terms of Policy PP 3.

5.35 Policy AD 3 Amount of Development states that:

"Policy Applications for planning permission for new development will be assessed for their implications related to the amount of development proposed. The need for an assessment depends on the combination of type (Use Class), scale and location of development."

5.36 With regards to residential developments, the Table which supports Policy AD 3 advises that:

"No assessment of amount of development is required"

5.37 On the basis of the above, it is submitted that the proposed development does not require to be subject to assessment against the terms of Policy AD 3.

5.38 **In view of the foregoing, it is submitted that the proposed development can be fully and reasonably justified against the provisions of the emerging North Lanarkshire Local Development Plan Modified Proposed Plan.**

6.0 CONCLUSIONS

- 6.1 In line with the provisions of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, the application proposals fall to be assessed against the terms of the approved development plan, so far as they are of material relevance to the determination of the application, and in the light of any other relevant material considerations.
- 6.2 For the purposes of this application, the relevant parts of the approved development plan comprise the adopted North Lanarkshire Local Plan.
- 6.3 With regard to the adopted Local Plan, the relevant provisions thereof are identified as being Policies ED1 A2 and DSP1-4.
- 6.4 These matters are assessed in detail within Section 5 above, with the overall conclusion being that the application proposals can be reasonably justified against the provisions of the adopted Local Plan.
- 6.5 Furthermore, it is submitted that the proposed development, for the reasons set out within Section 5 above, can be reasonably justified against the relevant provisions of the emerging North Lanarkshire Local Development Plan. Modified Proposed Plan
- 6.6 **For the reasons set out above, it is submitted that the application proposals can be fully and reasonably justified against the provisions of the approved development plan.**
- 6.7 **Accordingly, it is respectfully requested that North Lanarkshire Council grant planning permission pursuant to this application.**