

Our Ref: 18/00463/PPP
Your Ref:
Contact: Joanne Delaney
Tel: 01236 632500
E-mail: esplanning@northlan.gov.uk
Date: 18 November 2020



Enterprise And Communities

Lorna Bowden
Planning And Place Manager
Fleming House
2 Tryst Road
Cumbernauld G67 1JW

Ravenscraig Limited
c/o Ryden
130 St Vincent Street
Glasgow
G2 5HF

Dear Sir/Madam,

Town and Country Planning (Scotland) Act 1997

**Proposal: Revision of Mixed Use Development Approved under Planning Permission Ref: 01/00758/OUT Comprising Residential Areas, Educational/Community Facilities, Business and Employment Uses, Open Space including Town Park, Hotels, a New Town Centre including Retail, Leisure, Business and Housing with associated Transport Infrastructure
Address: Site Off, New Craig Road, Motherwell, North Lanarkshire**

I advise you that your application was **approved subject to conditions** on 18 November 2020.

I enclose a copy of the Decision Notice.

If you are submitting any further information in connection with this application please do so via the eplanning portal at <http://ePlanning.scot> using the post submission form. This will ensure that information reached us quickly and will allow us to deal more efficiently with your submission.

This applies to revised plans, supporting reports and information in relation to planning conditions. Please click on the following link for full guidance on the use of Post Submission Additional Documentation form on the ePlanning portal
<https://www.eplanning.scot/ePlanningClient/default.aspx>

Yours faithfully,

A handwritten signature in black ink that reads "L. Bowden".

Lorna Bowden
Planning And Place Manager





**PLANNING PERMISSION IN
PRINCIPLE**

Full Council Decision

Town and Country Planning (Scotland) Act 1997

No: 18/00463/PPP
Date: 18 November 2020
To: Ravenscraig Limited
c/o Ryden
130 St Vincent Street
Glasgow
G2 5HF

With reference to your application dated 22 March 2018 for planning permission in principle under the above Acts and Regulation for the following development:

Proposal: Revision of Mixed Use Development Approved under Planning Permission Ref: 01/00758/OUT Comprising Residential Areas, Educational/Community Facilities, Business and Employment Uses, Open Space including Town Park, Hotels, a New Town Centre including Retail, Leisure, Business and Housing with associated Transport Infrastructure

Address: Site Off, New Craig Road, Motherwell, North Lanarkshire

North Lanarkshire Council, in exercise of its powers under the above Acts and Regulations, hereby **GRANTS** planning permission in principle for the said development subject to the attached condition(s) and reason(s).

The proposal is in accordance with the current development plan.

The council's reasoning for arriving at the above decision is as follows:-

Reasoned Justification

The proposed residential led mixed use development masterplan complies with the relevant policies of the Development Plan and associated supplementary planning guidance. In terms of its scale, design and ambition it is considered that the development would integrate satisfactorily with the surrounding area and not result in a significant adverse impact on established residential amenity or environmental designations. The applicant's ambitions for the redevelopment of the Ravenscraig site accord with the Council's wider ambition for Growth for North Lanarkshire and will be a key driver in the North Lanarkshire economy over the next 25 years.

Legal Agreement

This planning permission in principle is subject to a Section 75 Legal Agreement requiring financial contributions towards public transport and education provision.

Length of Permission and Further Application

Direction:

North Lanarkshire Council directs that subsections (2)(a)(i) and (3) of section 59 of the Town and Country Planning (Scotland) Act 1997 apply as respects planning application reference **18/00463/PPP** with the substitution for the period of 3 years referred to in each of those subsections, by the period of **20 years**.

The following applies:

The length of the permission: That in accordance with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 but otherwise directed as above; the development hereby permitted shall be started, either within **twenty years** of the date of this permission, or within two years of the date on which the last of the matters specified by condition are approved, whichever is the later.

Further application: That in accordance with the provisions of Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006 but otherwise directed as above; within **twenty years** of the date of this permission, applications for approval of all the matters, specified in Condition 1 of this permission shall be made to the Planning Authority. Please refer to Section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended) for full details.



Lorna Bowden
Planning And Place Manager

Conditions and Reasons

1. That before development of each phase of work starts, further planning application(s) for Approval of Matters Specified in Conditions shall be submitted to the Planning Authority in respect of the following matters:-
 - (a) The siting, design and external appearance of all buildings and other structures;
 - (b) The means of access to the site
 - (c) The layout of the site including all roads, footways, and parking areas;
 - (d) The provision of equipped play areas;
 - (e) The provision of public open space
 - (f) The details of, and timetable for, the hard and soft landscaping of the site;
 - (g) Details of management and, maintenance of the areas identified in (d),(e) and (f) above;
 - (h) The design and location of all boundary walls and fences;
 - (i) The phasing of the development for that phase (details of which shall be presented within the context of the wider phasing plan - see condition 3 below);
 - (j) The provision of drainage works;
 - (k) The disposal of sewage;
 - (l) Details of existing trees, shrubs and hedgerows to be retained, and
 - (m) Details of existing and proposed site levels

Reason: To enable the Planning Authority to consider these aspects in detail.

2. That, except for those matters specified in conditions, the details contained in the Ravenscraig Masterplan Report (Rev E) shall be taken as indicative only, and that no detail shown or described in that document is specifically permitted by this consent. For the avoidance of doubt the site shall be developed taking account of the requirements of the Preferred Masterplan Framework Diagrams 1-10 (Section C) in particular diagram 8 Development Density and Mixed Use.

Reason: In order to confirm the terms of this permission in accordance with submitted details.

3. That unless otherwise agreed in writing with the Planning Authority in advance, the development shall proceed in accordance with the Phasing Strategy detailed in the Ravenscraig Masterplan Report (Rev E) Section E: Capacities and Phasing page 92-106 submitted as part of the planning application and hereby approved.

Reason: To ensure that the development proceeds in an appropriate phased manner, and that the necessary elements of the development are provided at the appropriate stages.

4. That the site shall be developed at all times in accordance with the terms of the development parameters plan, submitted as part of the Ravenscraig Masterplan Report (Rev E). In particular, the development shall accord with the Development Parameters Plan in terms of land uses, density of development, maximum heights AOD and non-residential floorspace as specified in the Plan.

Reason: To ensure the development proceeds in accordance with the parameters used as the basis for the original Environmental Impact Assessment.

5. That, prior to the submission of any MSC applications for any part of the site, a detailed Area Planning Brief (APB) shall be submitted to and approved by the Planning Authority for that part of the site. These documents should be produced using the principles set out in the Ravenscraig Masterplan (Rev E). Each APB shall seek to define the following:-
 - The specific uses proposed,
 - Quantity of each use proposed
 - Concept design of key spaces and frontages

- Placemaking concepts
- Landscape concepts and quality
- Streetscape concepts and quality
- The scale and nature of open space and play provision within each residential development area
- Action Plans addressing Walking, Cycling and Public Transport. (Each Action Plan shall include detailed phasing plans linking new strategic links/routes with phases of the development, including the identification of any at grade signalised crossing points to ensure the safe passage of pedestrians and cyclists.)
- An Air Quality Assessment

Subsequent MSC applications for development within each APB area shall accord with the terms of the Area Planning Brief.

Reason: To ensure a consistent and high quality of development throughout the site.

Ground Conditions

6. Applications for Matters Specified by Condition shall be accompanied by a comprehensive site investigation report. The investigation must be carried out in accordance with current best practice advice, such as BS 10175: 'The Investigation of Potentially Contaminated Sites' or CLR 11. The report must include a site specific risk assessment of all relevant pollution linkages. Depending on the results of the investigation, a detailed Remediation Strategy may be required.

Reason: To establish whether or not site decontamination is required in the interests of the amenity and wellbeing of future residents.

7. Applications for Matters Specified by Condition for each part of the site shall require intrusive site investigations for mine entries and shallow coal workings to determine the extent of historic coal mining on site which will allow any required remediation measures to be identified. The report shall include any gas monitoring undertaken, a layout plan which identifies appropriate zones of influence for the recorded mine entries on site and the definition of 'no build' zones, a scheme of treatment for the recorded mine entries for approval and a scheme of remedial works for the shallow coal workings for approval. A report detailing these investigations and remediation measures if necessary shall be submitted for the written approval of the Planning Authority in consultation with the Coal Authority. Once approved the mitigation works identified shall thereafter be carried out prior to the commencement of development on site.

Reason: To ensure that the development takes account of historic mine works.

8. That any remediation works identified by the site investigation required in terms of Condition 6, shall be carried out to the satisfaction of the Planning Authority. Before the development is brought into use, a verification report in accordance with best practice such as BS 10175 - The Investigation of Potentially Contaminated Sites in CLR11' shall be submitted to the Planning Authority confirming that any remediation works have been carried out in accordance with the terms of the Remediation Strategy.

Reason: To ensure that the site is free of contamination in the interests of the amenity and wellbeing of future users of the site.

9. Applications for Matters Specified by Condition for each part of the site shall be accompanied by a risk assessment in respect of the likelihood of contaminants entering the water environment' and at what concentration.

Reason: To determine the likelihood of pollution of controlled waters (in terms of Part II A of the Environmental Protection Act 1990) arising from the development, and to identify whether or not remedial action may be required.

Noise, Vibration, Air Quality and Light

10. Applications for Matters Specified by Condition for residential developments shall be accompanied by an updated detailed Noise Impact Assessment Report. The recommendations for mitigation shall be incorporated into the proposed developments.

Reason: To safeguard the amenity of future residents and the local area.

11. There shall be no development on residential area C1 until such times as the noise from the BOC Plant to the north east of the site on Chapelknowe Road (B7029) can be mitigated following consultation and agreement with the Planning Authority.

Reason: To safeguard the amenity of future residents and the local area.

12. Applications for Matters Specified by Condition for non-residential developments shall be accompanied by a scheme of external lighting or a written statement to explain why external lighting is not required or required at a certain phase of the development. For the avoidance of doubt, all external lighting shall be designed so as not to give rise to unacceptable impacts on the amenity of the surrounding area or local ecology.

Reason: To safeguard the visual amenity of the area and in the interests of protecting nature conservation interests.

Flooding & Drainage

13. Notwithstanding the generalities of condition 1 (j) above, all detailed applications, unless otherwise agreed in writing with the Planning Authority, shall be accompanied by full details of the proposed surface water drainage scheme and shall be submitted to the said Authority. For the avoidance of doubt the drainage scheme must comply with the principles of Sustainable Urban Drainage Systems (SUDS) in terms of the relevant CIRIA Manual and other advice published by the Scottish Environment Protection Agency (SEPA).

Reason: To ensure that the drainage scheme complies with best SUDS practice to protect adjacent watercourses and groundwater, and in the interests of the amenity and wellbeing of existing and future users adjacent to and within the development site respectively.

14. Notwithstanding the terms of conditions 1 (j) above, an updated Flood Risk Assessment shall be submitted to and approved in writing by the Planning Authority, with all detailed applications. For the avoidance of doubt, the amended Flood Risk Assessment must take account of Scottish Planning Policy (SPP) and Planning Advice Note 69 (PAN 69): Planning and Building Standards Advice on Flooding. In addition the excess permitted discharge flows to the South Calder Water previously adopted as 1 in 5 year "Greenfield" should be reduced to the preferred standard requirement of 1 in 2 year "Greenfield" for all outfalls. Each MSC application is to include a narrative to explain how SUDS complies with Drainage Masterplan.

Reason: In order that the Planning Authority might be satisfied that the proposed development will not give rise to flooding within the application site and will not increase the flood risk elsewhere.

15. Notwithstanding the terms of condition 1 (j) above, all MSC applications shall demonstrate that the recommendations in the Environmental Statement with respect to the protection of watercourse and existing culverts at the site, including the establishment of 'no building' buffer zones around watercourse, are complied with and integrated in the detailed design of the development.

Reason: To ensure the protection of watercourses within the site.

16. Notwithstanding the terms of condition 1 (j) above, all detailed MSC applications shall include full design details, reasoned justifications and suitable mitigation measures (as required) in relation to any proposed works within and in the vicinity of any watercourse for the written approval of the Planning Authority. Any such works shall be carried out in accordance with approved method statements in consultation with SEPA. For the avoidance of doubt, method statements should demonstrate compliance with CAR requirements and SEPA's Pollution and Prevention Guide notes. Furthermore, proposals for culverting of watercourses shall not be permitted unless it is demonstrated that such works are reasonably justified and would not have any unacceptable adverse impacts on watercourse and their banks, to the satisfaction of the Planning Authority and SEPA.

Reason: To enable the Planning Authority to consider these aspects in detail, to safeguard the amenity of the area and to ensure that the proposed mitigation measures comply with SEPA guidance.

17. Construction Method Statements (CMSs) shall be submitted with all detailed MSC applications and the approved CMSs shall thereafter be adhered to for the duration of the works. The CMSs shall address potential impacts of all construction works on the surrounding environment and local populations, and shall include a Site Construction Environmental Management Plan and measures to control, and protect where appropriate; Noise Impact; Dust Impact; Light Impact; Air Quality; Odour; Construction Traffic; Ecology, Protected Species and Designated Sites; and Public Access.

Reason: To safeguard the amenity of the local environment and nearby communities.

Transportation & Access

Travel Plans

18. Prior to the occupation of the 50th housing unit or the occupation of the first employment/industrial unit, a Ravenscraig Travel Plan Coordinator (RTPC) will be appointed, and the role retained for a period of at least 30 years. The RTPC will fulfil the duties set out in the Ravenscraig Travel Plan Framework (RTPF) and to ensure that travel planning activities within the Masterplan area are undertaken in a coordinated and effective manner.

Reason - To ensure that travel planning activities within the Masterplan area are undertaken in a coordinated and effective manner.

19. As part of the submission of each MSC application, a site / organisation specific Travel Plan shall be submitted for approval. Each Travel Plan shall address the same issues as, and be consistent with the aims and objectives of the Ravenscraig Travel Plan Framework (RTPF) developed as part of the Transport Assessment, and may be produced by or on behalf of a number of units acting jointly. The impact of the Travel Plan should be monitored and reported to the Planning Authority along with proposals to mitigate any failures in achieving targets which may arise.

Reason - to ensure measures are in place to maximise the use of sustainable transport measures.

Strategic Road infrastructure

20. That notwithstanding the fact that the permission is in principle only, all roads and associated works serving the proposed development shall be designed and constructed in accordance with the Design Manual for Roads and Bridges or Designing Streets or the standards adopted in North Lanarkshire at the time of the submission of the MSC application.

Reason - to ensure that infrastructure is designed in accordance with the latest guidance and standards.

21. That before the occupation of the 251st housing unit, or occupation of 9,060sqm of commercial floorspace (whichever is sooner and not including the already consented units on plots A2 and A3), the following improvement works shall be constructed:

- o Improvements at the Shields Road / Windmillhill Street / Craigneuk Street / Orbiston Street roundabout, comprising the widening of approaches. These improvements to be based upon Drawing B2316000-A9 included within the Transport Assessment. Full details of these works shall be agreed in advance by the Planning Authority.

Reason - to ensure that suitable roads infrastructure is in place to mitigate future phases of development.

22. That before the occupation of the 457th housing unit or occupation of 16,258sqm of commercial floorspace (whichever is sooner and not including the already consented units on plots A2 and A3), the following improvement works shall be constructed:

- o Improvements at the Craigneuk Street / Robberhall Road / Vesuvius Drive roundabout, comprising signalisation and the widening of approaches. These improvements to be based upon Drawing B2316000-A10 included within the Transport Assessment. Full details of these works shall be agreed in advance by the Planning Authority.

Reason - to ensure that suitable roads infrastructure is in place to mitigate future phases of development.

23. That before the commencement of works relating to plots TC1 and TC 4, or the occupation of the 660th housing unit or occupation of more than 23,502 sqm of commercial floorspace or 12,700sqm of leisure floorspace (whichever is sooner, and not including the already consented units on plots A2 and A3) the following improvement works shall be constructed:

- o Completion of the West-Coast Mainline (WCML) dual-carriageway link road between Robberhall Road and Windmillhill Street, and provision of new signalised gyratory at the Airbles Road / Windmillhill Street junction. These improvements to be based upon Drawing B2316000-A8 included within the Transport Assessment. Full details of these works shall be agreed in advance by the Planning Authority.

Reason - to ensure that suitable roads infrastructure is in place to mitigate future phases of development.

24. That before occupation of the 2066th housing unit or occupation of 57,790sqm of commercial floorspace (whichever is sooner) the following improvement works shall be constructed:

- o Improvements to the A723 / Airbles Road signalised junction, based upon Drawing B2316000-A2 included within the Transport Assessment. Full details of these works shall be agreed in advance by the Planning Authority.

Reason - to ensure that suitable roads infrastructure is in place to mitigate future phases of development.

25. That before occupation of the 2066th housing unit or occupation of 98,292sqm of commercial floorspace (whichever is sooner) the following improvement works shall be constructed:

- o Improvements to the A723 / Airbles Road between the junction of Hamilton Road/ Airbles Road and the east of Airbles Farm Road be constructed to dual carriageway standard. Full details of these works shall be agreed in advance by the Planning Authority.

Reason: In the interests of road safety to minimise vehicle conflict at the junctions of Airbles Road/ Greenacres, Airbles Road/ Airbles Farm Road and Airbles/ Tinkers Lane.

26. That notwithstanding the requirements of condition 1 above, the reconfiguration of Robberhall Road between the RSF and New College Lanarkshire to provide a "high street with priority given to pedestrians over the through movement of traffic must be completed in advance of the development of sites TC 2, 5 and 6.

Reason: to ensure that suitable roads infrastructure is in place to mitigate future phases of development.

Local Road Network

27. That notwithstanding the fact that the permission is in principle only, all new roads within the site shall be designed in accordance with the standards adopted in North Lanarkshire. Such roads and junctions will have adequate capacity at the agreed design year of 2045, within acceptable limits recognised by the Transport Research Laboratory's standard traffic computer programmes, to the satisfaction of the roads authority. SYSTRA to confirm the design year.

Reason: To ensure that the junction and link capacities on the proposed roads within the site are satisfactory.

Parking

28. As part of the submission of each MSC application, suitable on and off-street parking for each group of users shall be provided in accordance with the standards adopted in North Lanarkshire. Where variations to standards are proposed, these should be agreed with NLC.

Reason: To ensure the provision of adequate vehicle parking.

29. Prior to completion of each phase of the development there shall be provided within the site cycle storage facilities in accordance with the standards adopted in North Lanarkshire.

Reason: To ensure the provision of adequate cycle parking.

Electric Vehicles

30. Applications for Matters Specified by Condition for each part of the site shall be accompanied by a statement on how the development will provide the infrastructure and apparatus to provide electric vehicle charging points for the development as required by the National and Local standards at the time the application is submitted.

Reason - To ensure the provision of adequate charging points for electric vehicles.

Public Transport Services and Infrastructure

31. To ensure adequate public transport services and infrastructure, therefore reducing dependency upon the private car and contributing to the mode share targets contained within the Transport Assessment, the applicant is required to provide funding to Strathclyde Passenger Transport (SPT) for the introduction of a circular bus service between the site and Motherwell Railway Station as set out in Jacobs Bus Contributions Study Paper of 4th of April 2019. The programme for the introduction of the bus service is to be agreed in liaison with SPT for an early introduction of the bus service with financial support from the applicant for a period of nine years from the introduction of the service.

Reason: to ensure adequate provision of public transport measures and reduce the dependency upon the private vehicle.

32. Prior to occupation of any of the town centre elements (Sites TC2 / TC5 / TC6 as set out in the Transportation Assessment) a town-centre bus interchange will be constructed on

Robberhall Road and will be in operation.

Reason - To ensure that public transport options to and from the town centre are available from the outset.

33. That, notwithstanding the generalities of this permission, the bus interchange to be provided on Robberhall Road (as set out in Section B, p52 and 58) shall include bus stops, bus parking bays, shelters for passengers, public transport information and convenient pedestrian access to the town centre.

Reason: - To define the nature of interchange required, in the interests of providing effective public transport facilities.

Bus Only Road Links

34. That notwithstanding the fact that this permission is in principle only, the proposed road link from the south-eastern part of the site into Glencairn Avenue, shall be for the purpose of bus, pedestrian and cycle access only, and that appropriate measures to control the use of that access shall be submitted to and approved by the Planning Authority before any works begin in relation to the road network east of the Wishaw Deviation.

Reason: - To restrict the use of a proposed access, and to ensure that appropriate measures are provided to control its use.

35. That notwithstanding the fact that this permission is in principle only, the proposed road link from the western part of the site from the employment zone onto Albert Street/Coursington Road, shall be for the purpose of bus, pedestrian and cycle access only, and that appropriate measures to control the use of that access shall be submitted to and approved by the Planning Authority before any works begin in relation to the road network west of the employment/industrial access road.

Reason: - To restrict the use of a proposed access, and to ensure that appropriate measures are provided to control its use.

Residential Development

36. That, notwithstanding the generalities of this consent, no more than 3,500 dwellings shall be constructed within the site.

Reason: In accordance with submitted plans and supporting documents, and to ensure that the scale of the residential development accords with the provision of community and other facilities on site.

37. That no more than 2,000 dwellings shall be occupied until at least 20 hectares (in total) of land in the Employment Area and Town Centre area, as shown on the Development Parameters Plan, is prepared for industrial or business development (Classes, 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, to the satisfaction of the Planning Authority.

Reason: To ensure that employment land is developed in conjunction with the provision of residential areas.

38. That, within any defined area approved for residential use, a minimum of 10% of the proposed dwellings will be provided exclusively for affordable/social/rented/special needs housing, unless otherwise agreed in writing with the Planning Authority. The Area Planning Briefs (APB's), required under terms of condition 5 above, shall take account of this requirement, and the first reserved matters application for each such defined area shall identify the general location of such housing.

Reason: In order to achieve a variety of house types and tenure throughout the site.

39. That notwithstanding the generality of this permission, rear garden ground (private open space) for houses and flats within the residential areas (with the exception of the Town Centre) shall be provided on the basis of North Lanarkshire Council's approved 'Minimum Space Standards: Space Around Dwellings'.

Reason: In the interests of the amenity of residential properties within the development, to ensure that they have a satisfactory level of private open space within their plots.

Town Centre Development

40. That the extent of the proposed 'Town Centre' to be occupied for uses which fall within Class 1 (Retail) of the Town and Country Planning (Use Classes) (Scotland) Order 1997 [Class 1 Retail] shall not exceed 30,000 sq m gross internal area of which no more than 22,296 sq m gross shall be for comparison retail and 7,432 sq m convenience.

Reason: To define the permission to ensure that the development does not have impacts on other town centres above those predicted in the Retail Impact assessment.

41. That the 'Convenience' retail element of the proposal shall not exceed 7,432 sq m gross internal area, and shall be provided in a retail unit no larger than 5,574 sq m gross internal area.

Reason: To define the permission and to ensure that the development does not have impacts on other existing town centres above those predicted in the RIA.

42. That notwithstanding the fact that this permission is in principle only, the Town Centre, as defined on the Development Parameters Plan, shall be developed as a multi-functional area, and shall include a range of the following uses:
- i. Retail (Class 1 of the Town and Country Planning (Use Classes) (Scotland) Order 1997), developed in accordance with the requirements of conditions 47-49 of this permission.
 - ii. Financial and Professional Services (Class 2 of the Town and Country Planning (Use Classes) (Scotland) Order 1997),
 - iii. Leisure (Class 11 of the Town and Country Planning (Use Classes) (Scotland) Order 1997)
 - iv. Food and drink Services (Class 3 of the Town and Country Planning (Use Classes) (Scotland) Order 1997),
 - v. Offices/Light Industry (Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997),
 - vi. Hotel (Class 7 of the Town and Country Planning (Use Classes) (Scotland) Order 1997),
 - vii. Residential (Class 9 of the Town and Country Planning (Use Classes) (Scotland) Order 1997), to include flatted dwellings
 - viii. Bus Interchange
 - ix. Community Facilities (Class 10 of the Town and Country Planning (Use Classes) (Scotland) Order 1997),
 - x. Open Space
 - xi. Car Parking
 - xii. Hot Food (sui generis)
 - xiii. Licensed Premises (sui generis)
 - xiv. Theatre (sui generis)

Reason: To define the permission and to ensure that the development does not have impacts on other existing town centres above those predicted in the RIA.

43. The Town Centre shall be developed within the area defined for that purpose on the Development Parameters Plan.

Reason: To ensure the Town Centre fulfils a multi-functional role within the development.

44. That notwithstanding the fact that this permission is in principle only, no retail unit in excess of 4,000 sqm within areas TC2/ TC5 / TC6, shall commence trading until all of the following criteria have been satisfied:-

- i. The submission of a 'programme' to be agreed for the delivery of the bus interchange when the first retail units in the Town Centre are submitted as MSC applications, and thereafter the bus interchange is delivered in line with the agreed programme and the bus routes to and around/from the centre have been completed and are operational.
- ii. The dual carriageway link in the south-west portion of the site, from Airbles Road, has been completed and is operational.

Reason: To ensure that the retail operation is served by a satisfactory system of public transport, and that the principal road entry to the site from the south is operational.

Community Facilities

45. That a serviced site extending to 2.5 hectares shall be reserved within the Carfin Residential Area (identified as area 17 on the Development Parameters Plan) for the purposes of the construction of a Primary School Campus (with associated facilities. This site is to be made available in accordance with the timetable set out in the s75.

Reason: In order to ensure that a site is available for the provision of primary Schools at the appropriate time.

46. That a serviced site extending to 2.5 hectares shall be reserved within the Roman Road Residential Area (identified as area 3 on the Development Parameters Plan) for the purposes of the construction of a Primary School Campus (with associated facilities). This site is to be identified in detail in the APB for area 3.

Reason: In order to ensure that a site is available for the provision of primary Schools at the appropriate time.

47. That a serviced site extending to 1.5 hectares shall be reserved within the Meadowhead Residential Area (identified as area 4 on the Development Parameters Plan) for the purposes of the construction of a Primary School Campus (with associated facilities). The need for this site will be the subject of a review of education provision in the Motherwell and Wishaw area on completion of the 2000th house.

Reason: In order to ensure that a site is available for the provision of primary Schools at the appropriate time.

48. That notwithstanding the fact that this permission is in principle only, in order to avoid a monoculture of residential uses there is a requirement for the development of mixed use community hubs (small retail, local health care etc.) at areas P1/P2 and P4/P5 as must be incorporated in the APB for the development of these areas.

Reason: In order to ensure that sites are available for non-residential development within the residential areas at key activity nodes to ensure an adequate range of services/facilities to improve the amenity and wellbeing of the community.

Business/Industry

49. That no more than 67,704 sq m gross total floorspace of Class 5/6 buildings shall be occupied until a scheme to connect the employment (Industrial/Business) access road to Albert Street/Coursington Road for use by buses, cyclists and pedestrians only has been agreed to

the satisfaction of the Planning Authority (Refer to condition 41 above). The applicants are required to work with the Council to provide implementation at the first opportunity after the occupation of 67,704 sq m of Class 5/6 buildings once the land ownership and control for the link road has been resolved.

Reason: To ensure that the development will provide direct links to Motherwell Town centre for public transport, cyclists and pedestrians.

Nature Conservation & Environmental Protection

50. That, notwithstanding the terms of condition 1 (e) above, the Area Planning Brief for areas P4 and P5 shall include full details of the Community Nature Park (identified as area 11 on the Development Parameters Plan) for the approval of the Planning Authority (in consultation with Scottish Natural Heritage), Proposals shall include positive habitat management, creation of new habitats including wetlands, new landscaping; establishment; existing features to be retained and enhanced; footpath access provision and integrated access strategy including access links within and outwith the site; viewing points and interpretation within the Community Nature Park. This area should be developed in accordance with the phasing plan referred to in condition 3 above.

Reason: In the interests of nature conservation.

51. That, notwithstanding the terms of condition 1 (e) above, the Area Planning Brief for areas E3 and P3 and P6 (whichever is promoted first) shall include full details of proposals for the management of existing habitats within the Todhole Basin (identified as area 7 on the Parameters Plan) shall be submitted to and for the approval of the Planning authority (in consultation with Scottish Natural Heritage). Proposals shall include proposed woodland planting; wetland and riparian enhancement; integrated access; interpretation and establishment. This area should be developed in accordance with the phasing plan referred to in condition 3 above.

Reason: In the interests of nature conservation and recreation.

52. Notwithstanding the terms of condition 1 (e) above, full details of the design of the relevant part of the Green Network (see definition on page 30 of the Ravenscraig Masterplan 2018 Rev E) shall be submitted to and approved in writing by the Planning Authority as part of the Area Planning Brief (APB) requirements. For the avoidance of doubt, the scheme shall include the following details:

(a) details of any earth moulding and hard landscaping, boundary treatment, grass seeding and turfing;

(b) a scheme of tree and shrub planting,

(c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development;

(d) Pedestrian and cycle routes including specification for the material finish of all surfaces; and

(e) a detailed schedule for all landscaping works which shall provide for these works being carried out contemporaneously with the development of the site and completed before the occupation of the development.

Reason: To enable the Planning Authority to consider these aspects in detail.

53. That the applicant is required to submit a management and maintenance scheme for the Green Network as part of the first Area Planning Brief (APB) and that this 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 Green Network.

Reason: To enable the Planning Authority to consider these aspects in detail.

54. That before development starts on any specific phase, further updated surveys by a suitably qualified person shall be submitted with all detailed applications for the approval of the Planning Authority to determine the presence of any statutorily protected species. As a result of the findings of the report, should any mitigation measures be required for the relocation of any protected species, this shall be implemented in accordance with a timetable agreed in writing with the Planning Authority in consultation with Scottish Natural Heritage before works commence on the site.

Reason: To minimise risk to protected species.

55. Each Area Planning brief (APB) is to include a habitat management plan which shall be submitted to and approved by the planning authority in consultation with Scottish Natural Heritage. No MSC applications will be determined until the habitat management plan for the APB area has been approved by the planning authority. The approved habitat management plan, amended as the case may be, shall thereafter be implemented in full, unless otherwise agreed by the planning authorities.

Reason: To minimise risk to protected species.

56. That prior to the commencement of development on site, an Ecological Clerk of works shall be appointed, with the approval of the Planning Authority, all costs associated with the appointment shall be met by the developer. The clerk of works shall oversee and advise on the resolution of ecological issues, protect on site features, habitats and species, provide on-site guidance to the operators and ensure legal compliance with respect to protected species.

Reason: To minimise risk to protected species.

57. In accordance with the Energy Strategy for Ravenscraig, dated March 2018, a business case to provide a heat network system will be developed for the site. An updated Energy Strategy for the site, prepared by Ravenscraig Ltd's heat network operator, setting out the business case, will be submitted for approval as part of the first APB process. In addition, for each APB thereafter, (including the first APB), a detailed Heat Network Feasibility Study, undertaken by Ravenscraig Ltd's approved heat network operator, shall be submitted for approval. The detailed Feasibility Study shall be based on the approved overall Energy Strategy, and shall identify, where viable, how low carbon heat technologies / networks will be used in that phase of development.

Reason: To promote a low carbon development.

58. That the developer shall afford access at all reasonable times to an archaeological contractor approved by the Planning Authority, and shall allow them to observe work in progress and record any items of interest and finds uncovered by the proposed works, and that notification of the commencement date shall be given to the archaeological contractor in writing not less than 14 days before work commences on site.

Reason: To enable an archaeological evaluation of the site to be carried out.

59. That the site of the former Wishaw House, its associated architectural features and the formal gardens located to the south of the house shall be considered as 'archaeologically sensitive' and shall not be developed or disturbed in the course of development elsewhere within the application site. Measures to be submitted in respect of the Community Nature Park, under the terms of condition 52 above, shall include proposals to restore aspects of the former designed gardens and to provide interpretive information for visitors.

Reason: To preserve and enhance the setting of features of archaeological interest.

Additional Notes to Applicant:

PLEASE READ THESE NOTES CAREFULLY.

These notes do not constitute legal advice, and are not intended to be a comprehensive guide to laws which may apply to the development which you propose to carry out.

If you wish to obtain advice on which you will be entitled to rely, you must consult a solicitor or other appropriate professional adviser, e.g. an architect or chartered surveyor.

1. **Rights of aggrieved applicants to seek appeal of the decision:** If the applicant is aggrieved by this decision of the planning authority they may appeal to the Scottish Ministers in accordance with Section 47 of the Town and Country Planning (Scotland) Act 1997 within **three months** of the date of this decision. No additional matters are to be raised unless specifically requested by the Planning and Environmental Appeals Division.

The Scottish Ministers may allow or dismiss an appeal, or may reverse or vary any part of the planning authority's decision, whether the appeal relates to that part or not, and may deal with the application as if it had been made to them in the first instance.

Information on how to appeal can be found at the Planning and Environmental Appeals Division website: <https://www.dpea.scotland.gov.uk/>

2. **Application to develop site otherwise than in accordance with the conditions:** Where planning permission has been granted subject to conditions which the developer wishes to have changed or removed, an application can be made for planning permission to develop the site otherwise than in accordance with the previous conditions. (See section 42 of the Town and Country Planning (Scotland) Act 1997). Such an application can be made at any time, providing that the permission has not become time-expired.
3. **Rights of landowners whose land has become incapable of reasonably beneficial use:** If permission to develop land is refused or granted subject to conditions, and the owner of the land considers that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the planning authority a purchase notice requiring the purchase of their interest in the land. (See sections 88 to 94 of the Town and Country Planning (Scotland) Act 1997). The council has the right to challenge any such notice by referring it to the Scottish Ministers.
4. **Requirements for other permissions and consents:** This consent does not exempt you from obtaining other types of consent such as:
 - a Building Warrant
 - permission to display certain advertisements
 - permission to carry out certain works within a council house and on land attached
 - permission for a caravan site licence
 - a licence for the sale of supply of alcoholic liquor
 - permission for new access from a public highway, or to alter an existing access, or to construct a new street, or to widen, extend or otherwise alter an existing street

- permission to use the public water supply and the public sewerage system
 - the supply of electricity and/or gas
 - and/or any other consent for approval not mentioned in this form
5. **Development affecting the property of other landowners.** The granting of planning permission does not entitle applicants to carry out any work to land or buildings outwith their own ownership. It is the responsibility of the applicant to secure the agreement of all relevant owning parties, before any works take place. This includes securing the agreement of the council as landowner if any works affect council-owned land.
6. **Coal mining legacy risks.** The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: <http://www.groundstability.com> or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: <http://www.gov.uk/coalauthority>

7. **Failure to abide by the terms of this permission.** If you do not abide by the terms of this permission, for example by failing to comply with conditions or by deviating from the approved plans without first agreeing this with the planning authority, this may be a breach of planning control. Where it appears to the planning authority that there has been a breach of planning control, they may pursue enforcement action under the Town and Country Planning (Scotland) Act 1997 in order to require that the breach be remedied. Potentially such action could require the demolition of buildings, with the developer being liable for the cost of carrying out any work to remedy the breach. If you wish to make changes to what this permission allows, contact the planning authority for advice.
8. **Utility infrastructure.** Utility maps for your site are now available online at www.linesearchbeforeudig.co.uk. This free site will provide you with information regarding

the location of any utility companies' assets in your proposed work area (underground and overhead pipelines and cables in the electricity, gas, high pressure fuel/oil, heating, water and fibre optic networks). This should be carried out before any works are undertaken on site. Should a site search identify the presence of any utility company assets you should contact them directly to discuss what may be required to protect, move or divert their apparatus.

9. **Felling of Trees.** Where full planning permission authorises the felling of trees on a development site, no further consent is required under the Forestry and Land Management (Scotland) Act 2018. Any tree felling not expressly authorised by planning permission, and not otherwise exempted, may require felling permission under that Act. Any felling carried out without either a licence or other valid permission is an offence which can mean, on conviction, a fine of up to £5,000 per tree and a criminal record for all involved in the felling.

You can get information about and application forms for felling permission from the Forestry Commission website <https://forestry.gov.scot/support-regulations/felling-permissions>. Contact Forestry and Land Scotland if you require further guidance.