



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

SUPPLEMENTARY AGENDA

for the consideration of
the Planning Committee at its
meeting on 14 June 2017

Business

10. Urgent Items

Any other items which the Chair considers to be urgent:

**17/00478/PPM: Site To South West Of Glengarnock Technology Centre,
Lochshore Industrial Estate, Glengarnock**

Erection of 2 freestanding industrial units and extension to Class 5
production facilities with associated ancillary uses, parking, landscaping and
miscellaneous infrastructure work (copy enclosed).

NORTH AYRSHIRE COUNCIL

Agenda Item 10

Planning Committee

Locality	14 June 2017
Reference	Garnock Valley
Application	17/00478/PPM
Registered	5th May 2017
Decision Due	5th August 2017
Ward	Kilbirnie and Beith

Recommendation	Grant with Conditions contained in Appendix 1
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Location	Site To South West Of Glengarnock Technology Centre, Lochshore Industrial Estate Caledonian Road, Glengarnock
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Applicant	J & D Pierce Contracts Ltd Glengarnock Technology Centre Caledonian Road Glengarnock
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Proposal	Erection of 2 freestanding industrial units and extension to Class 5 production facilities with associated ancillary uses, parking, landscaping and miscellaneous infrastructure work
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1. Description

This application seeks planning permission for the erection of a Class 5 production facility together with the formation of associated yard, car parking areas, internal access roads, landscaping and other site infrastructure. The proposed production facility would form an extension to a previous expansion project, in addition to two freestanding buildings.

The proposed development would provide approximately 12,500 square metres of additional floor space which would be used to fabricate structural steel for the construction industry. The company is also a contractor for construction projects involving the erection of steelwork throughout the country. The site operates on a continuous basis, 24 hours per day 7 days per week.

The proposal would include the erection of an additional 'arm' as an extension of the previous phase of development. The extension would be sited to the north east of the existing building and would match the design of the previous phase, being portal framed construction with a shallow roof pitch and clad using a similar palette of dark and light grey coloured metal profiled sheeting with orange trims. The height of the extension 'arm' would be 9.1m, which would be lower than the maximum height (13.5m) of the existing building.

A semi-enclosed access ramp would be erected at the north end of the extension, which would connect onto an earlier phase of development at the eastern part of the site. The access ramp would enable the passage of steel between buildings and would take account of the change in ground levels. The existing open sided canopy at the southern eastern end of the previous phase of development would be extended further south to align with the southernmost part of the main production facility.

Two freestanding sheds would be erected at the south west of the site and used for ancillary operations, either for storage purposes or additional workshop space, possibly in relation to vehicle maintenance. Unit 1, which would be approximately 15m in height and rectangular in plan, would be sited at the south west corner of the site to the east of Caledonian Road and would have service access doors on its north elevation, accessed from a large yard area. Unit 2 would also be sited close to the southern boundary although its front and rear elevations would be parallel to the main production buildings further north. The height of Unit 2 would be approximately 15m and service access doors would face north. The external appearance of both Units 1 and 2 would be similar in design and finish to the main buildings.

An additional car parking area of 42 spaces, would be formed at the western part of the site to accommodate the increased workforce required to operate the expanded facility. Parking provision for haulage trailers would also be provided adjacent to the western boundary of the site, south of the car park. Both the car parking and haulage parking areas would be edged with tree planted earth mounds. The existing access into the site from Caledonian Road would be retained as the main site entrance. The site boundary with Caledonian Road is edged with 2m high green powder coated weldmesh fencing, which would be retained.

In 2015, planning permission (ref. 15/00545/PP) was approved for the development of 7,167 square metres of production space on the site. Building works have now been completed. Previous phases of development at the site have taken place over a period of three decades. The company has also acquired the Glengarnock Technology Centre, built during 2004, for use as its offices. The total area of the site is 7.8 hectares, which includes the existing facility as well as the proposed development.

The application site is located within the Lochshore Industrial Estate on the site of the former Glengarnock Steelworks. The site is wholly owned by the applicants, who acquired the land from Scottish Enterprise. The site is within an industrial area as identified in the Adopted Local Development Plan (LDP) and requires to be assessed against Policies IND 1 (Strategic Business Locations) which identifies Lochshore Industrial Estate as a strategic business location and IND 3 (Industrial Estates) which allows proposals for business, industrial, storage and distribution uses within Use Classes 4, 5 and 6. In common with all planning applications, the proposal also requires to be considered in terms of the General Policy.

As a major development, the application was subject to pre-application consultation with the public. In addition, a processing agreement was entered into between the applicant and the Council. In support of the application are a Pre-application Consultation (PAC) report, Design and Access Statement, Drainage/Flood Risk Assessment, Noise Impact Assessment, and Site Investigation Report.

2. Consultations and Representations

The application was subject to the statutory neighbour notification procedures which included the publication of a notice in a local newspaper.

One representation has been received and can be summarised as follows: -

- 1) The proposal would result in increased noise levels from increased vehicular movement and steel handling.

Response: NAC Environmental Health advises that the Noise Impact Assessment, submitted with the application, demonstrates compliance that the rated noise level (as defined in BS 4142:2014) from the proposed development, taken with the noise levels generated by the existing facility, shall not exceed the existing background noise level by 5dB(A) or more at the curtilage of nearby noise sensitive premises. Environmental Health has separate powers for dealing with noise complaints.

- 2) The 2 separate building to the south of the site would cause overshadowing and are physically dominant.

Response: The buildings would be located to the north of the nearest residential property and would not result in significant overshadowing. It is considered that the buildings would be of an acceptable scale and appearance for the Lochshore Industrial Estate, which is well enclosed from the surrounding areas by established earthworks and woodland planting. The proposed development would not have a significant adverse impact on the appearance of the surrounding built-up areas of Glengarnock and Kilbirnie. (See analysis).

Consultations

NAC Environmental Health - A Noise Impact Assessment has been submitted and demonstrates compliance that the rated noise level (as defined in BS 4142:2014) from the proposed development, taken with the noise levels generated by the existing facility, shall not exceed the existing background noise level by 5dB(A) or more at the curtilage of nearby noise sensitive premises.

Prior to the commencement of the development, as may be approved, the applicant shall undertake a desk study of the application site, including the review of any previous site investigations, to assess the likelihood of contamination and assist in the design of an appropriate site investigation and subsequent suitable quantitative risk assessment as advocated in BS10175: 2011. Remediation proposals shall also be presented in relation to any significant findings.

Response: These matters could be addressed by the imposition of appropriate conditions. Environmental Health has separate powers for dealing with noise complaints.

NAC Flooding Officer - No objections. The applicant has confirmed that the surface water would be discharged into existing Scottish Water systems. A copy of correspondence from Scottish Water confirming that this proposal would be acceptable has been submitted.

Response: Noted.

NAC Regeneration (Transportation) - No objections.

Response: Noted.

SEPA - No objections.

Response: Noted.

The Coal Authority - No objections. The Coal Authority had initially objected to the application on the basis that additional information was necessary to demonstrate that the risks associated with historic mineworkings had been fully considered. This information has now been submitted and the matters of concern have been resolved. A revised consultation response was issued by the Coal Authority on 12th June 2017.

Response: Noted.

3. Analysis

This application requires to be considered in relation to the relevant LDP policies, namely Policy IND 1, IND 3 and the General Policy.

Policy IND 1 states that Lochshore Industrial Estate is a strategic business location. Such sites are to be protected from inappropriate uses and development, which would compromise quality, accessibility or marketability as a strategic business location. Policy IND 3 supports the development of Class 4, 5 and 6 units within industrial estates. The proposal relates to a Class 5 (general industry) development which would enable the continued expansion of a long established business within the industrial estate, helping to safeguard existing jobs and accommodate future growth in employment, skills development and production at the company. Therefore, the proposal accords with the provisions of the LDP in principle.

The application also requires to be assessed in terms of the General Policy, the relevant criteria of which are (a) siting, design and external appearance (b) amenity, (d) Access, Road Layout, Parking Provision.

In relation to (a), the proposal would comprise of 2 freestanding portal framed buildings and the extension of an existing portal framed building which would be erected to facilitate the expansion of an established business within the industrial estate. It is considered that the buildings would be of an acceptable scale and appearance for the Lochshore Industrial Estate, which is well enclosed from the surrounding areas by established earthworks and woodland planting. The proposed development would not have a significant adverse impact on the appearance of the surrounding built-up areas of Glengarnock and Kilbirnie. Details of landscaping for the perimeter of the parking areas could be required by condition. In view of the above, it is considered that the proposal would accord with criterion (a).

In terms of (b), the proposal relates to an industrial process wholly contained within the Lochshore Industrial Estate, and it is considered that, given the process would involve steel fabrication and associated handling, the main amenity consideration is in relation to noise. The nearest residential property (and noise sensitive receptor) to the site is at 7 Lochend Road, which is situated immediately to the south of the land owned by the applicant and within 100 metres of the nearest part of the proposed buildings. As noted above, a noise impact assessment has been submitted with the application, which details the results of a survey and makes recommendations with respect to noise. A key issue in terms of noise mitigation is the provision of a physical barrier to reduce the transmission of noise from the main production areas of the site to the nearest noise sensitive receptor. Therefore Units 1 and 2 at the south end of the site have been proposed to act as a noise barrier. As noted above, the height of Units 1 and 2 would be comparable with the main production buildings further north. Units 1 and 2 would be finished using "acoustically detailed cladding" for noise mitigation purposes, the details of which could be secured by condition. Main access doors on Units 1 and 2 would face north and away from the nearest noise sensitive receptor at 7 Lochend Road. The assessment notes that all other receptors are located in excess of 200m from the proposed facility. Therefore, the assessment states that compliance with the nearest noise sensitive receptor would achieve compliance with more distant receptors. Environmental Health has no objections to the proposal, subject to the imposition of appropriate conditions with respect to noise. As such, the proposal would accord with criterion (b).

With regards to criterion (d), NAC Transportation offered no objections to the proposal. As noted above, an existing access onto Caledonian Road would be used to serve the existing and proposed development. The access is located at the north end of the site providing convenient access onto the B777 and A737 trunk road at the Manrahead Roundabout, Beith. Traffic entering and leaving the site does not have to pass through any residential areas. The proposal would therefore accord with criterion (d).

In summary, the proposal is satisfactory in terms of the relevant industrial policies and the General Policy of the LDP. There are no other material considerations. Planning permission can be granted, subject to the conditions discussed above.

4. Full Recommendation

See Appendix 1



KAREN YEOMANS
Executive Director (Economy and Communities)

Cunninghame House, Irvine
15 May 2017

For further information please contact Mrs Fiona Knighton, Planning Officer , on 01294 324313.

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 17/00478/PPM

Grant subject to the following conditions:-

1. That the rated noise levels (as defined in BS 4142:2014) from the production facility hereby approved, taken with the noise levels generated by the existing facility, shall not exceed the existing background noise level by 5dB(A) or more at the curtilage of nearby noise sensitive premises.
2. That prior to the commencement of the development, hereby approved, details of a scheme to treat the surface water arising from the site in accordance with the principles and practices contained in 'The SuDS Manual' (CIRIA report C753, published November 2015), shall be submitted to and approved in writing by North Ayrshire Council as Planning Authority. Thereafter any scheme that may be approved shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.
3. That prior to the commencement of the development, hereby approved, the applicant shall undertake a desk study of the application site, (including the review of any previous site investigations) to assess the likelihood of contamination and assist in the design of an appropriate site investigation and subsequent suitable quantitative risk assessment as advocated in BS10175: 2011. Remediation proposals shall also be presented in relation to any significant findings. All documentation shall be verified by a suitably qualified Environmental Consultant and submitted to North Ayrshire Council as Planning Authority. Any required remediation measures shall be undertaken, prior to the commencement of the development to the satisfaction of North Ayrshire Council as Planning Authority. Thereafter the presence of any significant unsuspected contamination, which becomes evident during the development of the site, shall be reported to North Ayrshire Council and treated in accordance with an agreed remediation scheme.
On completion of the proposed works written verification, detailing what was done by way of any remediation, shall also be submitted to the North Ayrshire Council as Planning Authority.
4. That no development shall take place until there has been submitted to and approved by North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare and shall include indications of all existing trees and hedgerows on the land and details of any to be retained together with measures for their protection in the course of the development.
5. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives

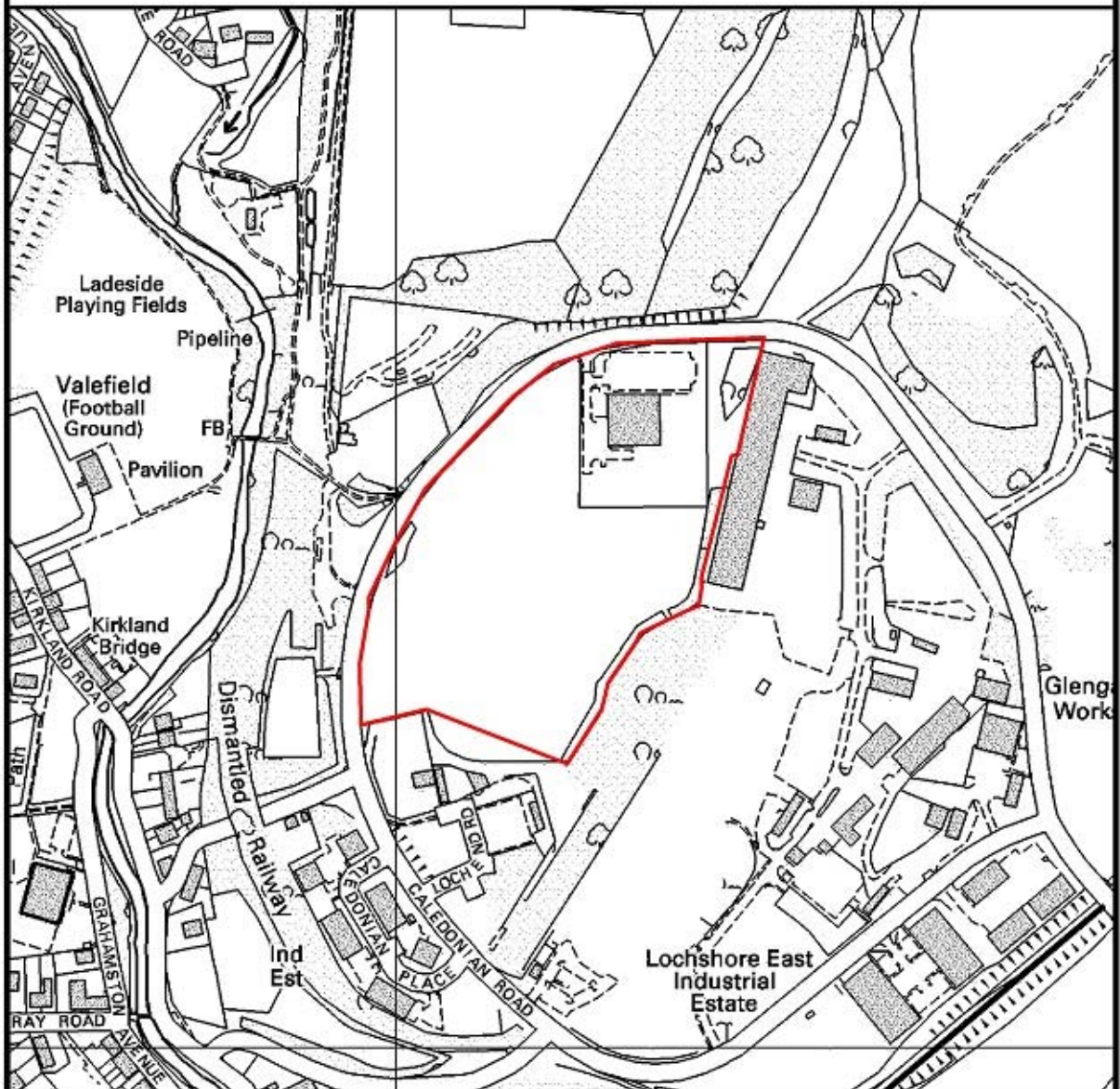
written consent to any variation.

The reason(s) for the above condition(s) are:-

1. To meet the requirements of Environmental Health.
2. To meet the requirements of the Scottish Environment Protection Agency.
3. To meet the requirements of Environmental Health.
4. In the interest of the amenity of the area.
5. In the interest of the amenity of the area.

Committee Plans

17/00478/PPM



North Ayrshire Council
Comhairle Siorrachd Air a Tuath

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