

Our Ref: 20/01359/MSC  
Your Ref:  
Contact: Gordon Arthur  
Tel: 01236 632500  
E-mail: [Planningenquiry@northlan.gov.uk](mailto:Planningenquiry@northlan.gov.uk)  
Date: 26 March 2021



BDW Trading Ltd/ Cala Homes/ Garnkirk Estates  
c/o David Jinks  
Barratt Homes West Scotland  
7 Buchanan Gate  
Stepps  
Scotland  
G33 6FB

**Enterprise And Communities**

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

Dear Sir/Madam,

**Town and Country Planning (Scotland) Act 1997**

**Proposal: Approval of Matters Specified in Conditions 1 and 4 of Planning Permission in Principle ref 16/01271/PPP - Residential Development.**

**Address: Land To The North Of Cumbernauld Road And East Of Hornhill Farm Road, Stepps, North Lanarkshire**

I advise you that your application was **approved subject to conditions** on 25 March 2021.

I enclose a copy of the Decision Notice together with the relevant initiation and completion notices. Please read any attached conditions and notes to applicant carefully.

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  
Committee Decision**

Town and Country Planning (Scotland) Act 1997

No: 20/01359/MSC  
Date: 25 March 2021  
To: BDW Trading Ltd/ Cala Homes/ Garnkirk Estates  
c/o David Jinks  
Barratt Homes West Scotland  
7 Buchanan Gate  
Stepps  
Scotland  
G33 6FB

With reference to your application dated 6 November 2020 for planning permission under the above Act for the following development:

**Proposal: Approval of Matters Specified in Conditions 1 and 4 of Planning Permission in Principle ref 16/01271/PPP - Residential Development.  
Address: Land To The North Of Cumbernauld Road And East Of Hornshill Farm Road, Stepps, North Lanarkshire**

North Lanarkshire Council, in exercise of its powers under the above Act, hereby **GRANTS** planning permission 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 development detail submitted accords with the relevant policies contained in the North Lanarkshire Local Plan 2012 and the requirements of the principle permission, enabling the discharge of conditions 1 and 4 of Planning Permission 16/01271/PPP, supporting, in detail the development of the site.

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

**Lorna Bowden**  
**Planning And Place Manager**

## Conditions and Reasons

1. That, except as may otherwise be agreed in writing by the Planning Authority, or updated as required under the terms of any planning conditions, the development shall be implemented in accordance with drawing numbers: -

### Location Plan & Layout

- 13025-PLBD-P002 LOCATION PLAN
- 5991(3)SP002 Rev Y PROPOSED SITE LAYOUT
- P008 RevD VEHICLE TRACKING
- P009 RevD VISIBILITY SPLAY DETAILS
- ADOPTION EXTENTS
- 57642-001 Rev001 INDICATIVE PLAY AREA DESIGN

### Levels and Sections

- 5991(3)SE001 RevA SITE SECTIONS PROPOSED
- P001 RevF PROPOSED LEVELS
- P002 RevF CUT AND FILL ANALYSIS

### House Types and Garages

- 2017/DUB/01 DUNBAR HOUSETYPE
- 2017/S/BMR/01 BALMORAL HOUSETYPE
- 2017/S/BUH/01 BUCHANAN HOUSETYPE
- 2017/S/CEN/02 CRAIGEND HOUSETYPE
- 2017/S/CSO/01 CRAIGSTON HOUSETYPE
- 2017/S/CUU/01 CULLEN HOUSETYPE
- 2017/S/FOE/01 FENTON HOUSETYPE
- 2017/S/MEY/01 MEY HOUSETYPE
- 2018/DET/R/035 BARRATT SINGLE GARAGE
- 2018/DET/R/037 BARRATT DOUBLE GARAGE
- 2020/S/BKUM/01 KENMURE HOUSETYPE
- 2020/STAS/01 COTTAGE FLATS
- 2020/STAS/01 ROSSDHU HOUSETYPE
- 2020/STAS/01 RevA FOVERAN HOUSETYPE
- 2020/STAS/PLANNING INVERBEG
- BGR-PD1.2 RevA BARGOWER HOUSETYPE
- CLE-PD1.2 RevB CLELAND HOUSETYPE
- CRI-P01.2 RevB CRICHTON HOUSETYPE
- DAR-P01.2 RevA DARROCH HOUSETYPE
- GAR-PD1.2 RevB GARVIE HOUSETYPE
- GOR-PD1-IC RevC GORDON HOUSETYPE IC
- GOR-PD1.1-SE RevC GORDON HOUSETYPE SE
- KEN-PD.2-B2R RevC KENNEDY HOUSETYPE
- LEW-PD1.2 RevC LEWIS HOUSETYPE
- MEL-PD1.2-IC RevA MELVILLE HOUSETYPE IC
- MEL-PD1.2-SE RevA MELVILLE HOUSETYPE SE
- MON-PD1.2 RevD MONCRIEF HOUSETYPE
- SK001 CALA 3 STOREY TYPE 1
- CALA 3 STOREY TYPE 2

## Landscaping

- 99-54-10b LANDSCAPE STRATEGY
- 99-54-101b LANDSCAPING LAYOUT SHEET 1
- 99-54-102b LANDSCAPING LAYOUT SHEET 2
- 99-54-103b LANDSCAPING LAYOUT SHEET 3
- 99-54-104b LANDSCAPING LAYOUT SHEET 4
- 99-54-105b LANDSCAPING LAYOUT SHEET 5
- 99-54-106b LANDSCAPING LAYOUT SHEET 6
- 99-54-107b LANDSCAPING LAYOUT SHEET 7
- 9-54-108b LANDSCAPING LAYOUT SHEET 8
- 99-54-109b LANDSCAPING LAYOUT SHEET 9
- 99-54-110b LANDSCAPING LAYOUT SHEET 10
- 99-54-111b LANDSCAPING LAYOUT SHEET 11

## Drainage

- P006 RevE DRAINAGE LAYOUT

## Fencing, Boundary Treatment

- BARRATT FEATURE WALL
- WL00189/FW2 CALA FEATURE WALL DETAIL
- WL00189/FW3 CALA FENCE DETAIL
- 5991(3) SP006 RevA BOUNDARY TREATMENT SITE PLAN
- BWS-DET/07/03/01A BARRATT TIMBER FENCE DETAILS
- ACOUSTIC FENCE DETAILS

Reason: To clarify the drawings on which this approval of permission is founded.

2. That the submitted drainage strategy produced by Charles Scott and Partners including the SuDS compliant surface water drainage scheme is hereby approved and shall be implemented contemporaneously with the development in so far as is reasonably practical. Before the site is completed a certificate (signed by a Chartered Civil Engineer) shall be submitted to the planning authority confirming that the drainage scheme and SuDS has been constructed in accordance with the report's recommendations, CIRIA SuDS Manual (C753) and the approved plans.

Reason: To safeguard any adjacent watercourses and groundwater from pollution and in the interests of the amenity and wellbeing of existing and future users.

3. That before any works start on site, the applicant must confirm in writing to the planning authority that the foul drainage system can be connected to the public sewer in accordance with the requirements of Scottish Water. The surface water must be treated in accordance with the principles set out in CIRIA SuDS Manual (C753).

Reason: To prevent groundwater or surface water contamination in the interests of environmental and amenity protection.

4. That BEFORE the development hereby permitted starts details of measures for the protection of trees in the course of development and a detailed timetable for all landscaping works (including full details of all paths in open space areas detailed on plan 5991(3)SP002 Rev Y Proposed Site Layout) which shall provide for these works being carried out contemporaneously with the development of the site, shall be submitted to, and approved in writing by the Planning Authority. For the avoidance of doubt all trees shall be protected in accordance with the recommendations in BS 5837:2012 Trees in Relation to Design, Demolition and Construction and shall include details of construction exclusion zones and barrier details.

Reason: To ensure the implementation and maintenance of the landscaping scheme in the interest of amenity.

5. That all works included in the scheme of landscaping and planting including leisure paths hereby approved, shall be completed in accordance with the timetable under the terms of condition 4, and any trees, shrubs, or areas of grass which die, are removed, damaged, or become diseased, within two years of the full occupation of the development hereby permitted, shall be replaced within the following year with others of a similar size and species.

Reason: To ensure the implementation and maintenance of the landscaping scheme in the interest of amenity.

6. That no trees within the application site shall be lopped, topped or felled and no shrubs or hedges shall be removed from the application site, without the prior approval in writing of the Planning Authority.

Reason: In the interests of the conservation value of the site and the visual amenity of the site and the adjacent residents.

7. That before the occupation of any houses, 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: -

- (a) the proposed SUDS area / compensatory flood water storage area.
- (b) any communal fences and walls.
- (c) all other communal areas
- (d) all play areas
- (e) all leisure paths

Reason: To ensure the maintenance of communal areas and infrastructure in the interest of amenity.

8. That before completion of the development hereby permitted, the management and maintenance scheme approved under the terms of condition 7 shall be in operation.

Reason: To ensure there is an adequate landscape maintenance scheme in place.

9. That except as may otherwise be agreed in writing by the Planning Authority the development shall be completed in accordance with the facing materials set out in the applicant's design statement.

Reason: In the interests of amenity and design by ensuring that external materials are appropriate for the site.

10. That before the development hereby permitted is brought into use, all the parking and manoeuvring areas shown on the approved plans, shall be levelled, properly drained, surfaced in a material which the Planning Authority has approved in writing before the start of surfacing work and clearly marked out, and shall, thereafter, be maintained as parking and manoeuvring areas.

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

11. That BEFORE the development hereby permitted starts, details of the equipment to be provided the play area on the approved plans, shall be submitted to, and approved in writing by the Planning Authority, and this shall include: -

- (a) details of the type and location of play equipment, seating and litter bins to be situated within the play area;
- (b) details of the surface treatment of the play area, including the location and type of safety surface to be installed;
- (c) details of the fences, gates and animal grids to be provided around the play area, and
- (d) details of the phasing of these works.

Reason: To ensure that the play scheme is to an acceptable standard and is implemented within a reasonable timescale.

12. That notwithstanding the requirements of condition 1 above and BEFORE the development hereby permitted starts, full details of the proposed vehicular and pedestrian accesses, shall be submitted to, and approved in writing by the Planning Authority, and it shall include the following unless otherwise agreed in writing:-

- Full details of the proposed signal installation shall be provided and shall be linked to the existing signal controlled junctions at A80 Cumbernauld Road/Buchanan Gate and A80 Cumbernauld Road/Hornshill Farm Road to minimise the potential for delays to occur along this length of road.
- Visibility splays proposed at the proposed traffic signal-controlled junction where the site access meets the A80 Cumbernauld Road to be provided in accordance with the standards indicated in the Design Manual for roads and Bridges.
- Access to existing dwellings along Cumbernauld Road at its junction with Gateside Farm access to be maintained, a turning facility suitable to accommodate service vehicles shall be provided at its termination to allow vehicles to leave and join the A80 from this point without the need to reverse.

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

13. That before the development is completed all the noise mitigations require to be installed as detailed in Proposed residential development - Gateside Farm, Stepps, Noise Impact Assessment. KSG Acoustics, prepared for Barratt Homes West Scotland, 02 November 2020 (rev 3) and the additional supporting information dated 11 February 2021.

Reason: To ensure that the affected dwellings have suitable noise mitigation measures incorporated as part of their build make up.

14. A number of plots on the site require to have some or all windows of habitable rooms closed to provide suitable internal noise levels. Details for each of the plots and the façade(s) which require acoustic treatment in terms of glazing and ventilation are provided in Appendix B of Residential development at Gateside Farm, Stepps - Additional supporting information relating to the assessment of road traffic noise and mitigation requirements. Before any of the plots identified are occupied these mitigation measures must be installed as per the requirements in Appendix B and correct installation of the glazing and ventilation units must be validated by a suitable qualified acoustician.

Reason: In the interest of future residents and to ensure that the affected dwellings have suitable noise mitigation measures incorporated as part of their build make up.

15. That for any property where the mitigation involves Acoustic Barriers these must be installed as per Proposed residential development - Gateside Farm, Stepps, Noise Impact Assessment. KSG Acoustics, prepared for Barratt Homes West Scotland, 02 November 2020 (rev 3) and David Jinks email to Moira Cartwright dated 11 February 2021. Before any of these plots are occupied the installation and finish of these acoustic barriers must be validated by suitably qualified acoustician.

Reason: In the interest of future residents and to ensure that the affected dwellings have suitable noise mitigation measures incorporated as part of their build make up.

16. To ensure that the ongoing maintenance of acoustic barriers, hereby approved, a maintenance scheme should be submitted for written approval prior to development commencing on site.

Reason: To ensure that the affected dwellings have suitable noise mitigation measures are maintained.

17. That before any dwellinghouse within the site hereby permitted is occupied, any noise mitigation measures agreed under the terms of Condition 13 above shall be installed to the satisfaction of the Planning Authority.

Reason: To ensure that appropriate noise mitigation is in place.

18. That BEFORE the development hereby permitted starts a timetable will be agreed with the Planning Authority in consultation with NLC Housing for the completion and delivery of 30 on site affordable housing units. Following approval and except as may otherwise be agreed in writing by the Planning Authority, the units will be delivered to the Council in accordance with the agreed timetable.

Reason: To ensure that the affordable housing requirement is delivered on site.

19. That BEFORE the development starts details shall be submitted for the written approval of the Planning Authority detailing the means of access to the site for construction traffic throughout the life of the development and the location of the site compound. The development shall be carried out in accordance with the approved details.

Reason: To safeguard residential amenity

## Notes to Applicant

1. Houses within the site will only be occupied when they are served by a road and footpath (if required) finished to base course level
2. That before the last of the dwellings hereby permitted is occupied, all streets, footpaths, footways and manoeuvring areas shall be completed to sealed final wearing course

### 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. **The length of the permission:** This planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development has started within that period. (See section 58(1) of the Town and Country Planning (Scotland) Act 1997.
2. **Notice of the start of development:** The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action. (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)). You can give advance notice by going online at [www.northlanarkshire.gov.uk/planningnotices](http://www.northlanarkshire.gov.uk/planningnotices) or by writing to us.
3. **Notice of the completion of the development:** As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position. (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)). You can give notice by going online at [www.northlanarkshire.gov.uk/planningnotices](http://www.northlanarkshire.gov.uk/planningnotices) or by writing to us.
4. **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/>



5. **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.
6. **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.
7. **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
8. **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.
9. **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>

10. **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.
11. **Utility infrastructure.** Utility maps for your site are now available online at [www.linesearchbeforeudig.co.uk](http://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.
12. **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.



## NOTICE OF INITIATION OF DEVELOPMENT

Town and Country Planning (Scotland) Act 1997

Planning Application Reference Number: 20/01359/MSC

Date of Planning Permission Issued: 25 March 2021

Name & Address of Applicant: BDW Trading Ltd/ Cala Homes/ Garnkirk Estates  
c/o David Jinks  
Barratt Homes West Scotland  
7 Buchanan Gate  
Stepps  
Scotland  
G33 6FB

Name & Address of Site Agent: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name and Address of Landowner  
(if different from above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated Date of Commencement of Works: \_\_\_\_\_

**Note:**  
This Notice should be returned to us through the online portal at <http://ePlanning.scot> using the post submission form, quoting 20/01359/MSC and application received date 6 November 2020 as soon as practical after it has been decided when work will start on the development.  
The purpose of the Notice is to allow attention to be focussed on any pre-start planning requirements. It is a breach of planning control to fail to submit the Notice but it is not a breach to fail to commence on the specified date.



## NOTICE OF COMPLETION OF DEVELOPMENT

Town and Country Planning (Scotland) Act 1997

Planning Application Reference Number: 20/01359/MSC

Date of Planning Permission Issued: 25 March 2021

Name & Address of Applicant: BDW Trading Ltd/ Cala Homes/ Garnkirk Estates  
c/o David Jinks  
Barratt Homes West Scotland  
7 Buchanan Gate  
Stepps  
Scotland  
G33 6FB

Name & Address of Site Agent: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name and Address of Landowner  
(if different from above): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated Date of Completion of Works: \_\_\_\_\_

**Note:**  
This Notice should be returned to us through the online portal at <http://ePlanning.scot> using the post submission form, quoting 20/01359/MSC and application received date 6 November 2020 after either the development or an approved phase of development has been completed.  
  
The purpose of the Notice is to allow attention to be focussed on any appropriate planning requirements. It is a breach of planning control to fail to submit the Notice but it is not a breach to fail to have completed the development or phase of development on the specified date.