

Introduction

This document is intended to inform you about the proposal for a Roadside Services Area (RSA) on land adjacent to the Hornshill Interchange, Junction 3, M80, which Clarendon Planning and Development Ltd is promoting on behalf of Euro Garages Ltd.

This online exhibition and consultation event forms part of the required formal ‘Pre-application Consultation Process’, the main purpose of which is to seek your views on the proposed development. A Proposal of Application Notice for “ Roadside Services Area Comprising Petrol Filling Station, Ancillary Retail Unit, Drive-Thru (Class 3) Units, HGV & Car Parking Areas, Associated Facilities, Landscaping, Infrastructure Works and New Junction Access” was submitted to North Lanarkshire Council in March 2021, with a copy of the notice sent to the Stepps & District Community Council and relevant Councillors.

We want to ensure that the views of the people who live and work close to the proposed site are considered as part of the design process of the proposed development. We would therefore invite you to complete the feedback form which is provided at www.clarendonpd.co.uk and / or participate with the on-line interactive public consultation events which are to take place on Wednesday 16 June 2021 from 9.30am to 1.30pm and Thursday 17 June 2021 from 4.30pm to 7.30pm . These events will be undertaken via zoom platform and access links can be requested by emailing info@clarendonpd.co.uk. The on-line event will enable Euro Garages Ltd to answer any questions you may have on the proposed Roadside Services Area.

If you would like to send more detailed views towards the proposed development, we would welcome your comments via email sent to info@clarendonpd.co.uk

Who are Euro Garages Ltd?

Based in Blackburn, Euro Garages was founded in 2001 by brothers Mohsin and Zuber Issa with the acquisition of a single petrol filling station in Bury, Greater Manchester. Since then, Euro Garages has established itself as a leading global independent fuel station and convenience retail operator with operations at over 5,600 sites across Continental Europe, the United Kingdom, North America and Australia.

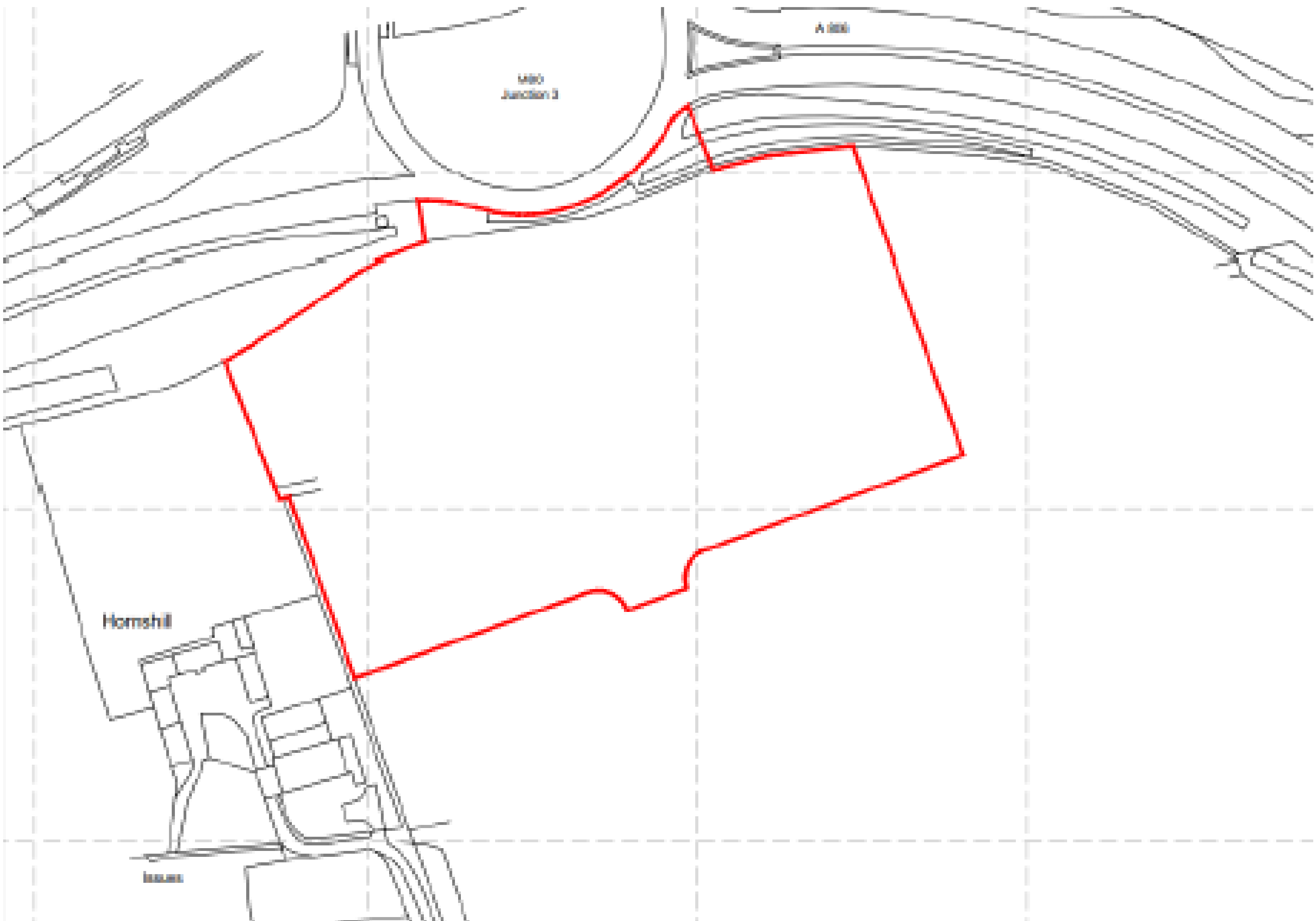


Figure 1 - Proposal of Application Notice Plan



Figure 2 - Euro Garages Developments

The Proposed Development Site

The proposed RSA is located on land adjacent to Junction 3 of the M80 Hornshill Interchange.

The site is bound to the north by Junction 3 roundabout of the M80 and to the east by rough pasture with the A806 road to Stepps beyond. To the south there is further rough pasture and beyond that, is the Garnkirk Burn and the mature woodland of the Glen Plantation. To the west is the track to Hornshill Farm which lies on the site boundary. To land to the south of Garnkirk Burn is subject to an approved planning permission for residential development by Cala/ Barratt David Wilson Homes. Beyond this land, is the established residential area of Stepps and the Buchanan Business Park.

Why here?

Most people will have stopped at roadside services at some point in time and may use such facilities on a regular basis. Such services are important as they provide the opportunity for drivers (and their passengers) to take a break on long journeys. The ability for drivers to stop on a regular basis is important in terms of road safety, as driver fatigue is a recognised major cause of Motorway Accidents. Drivers of many commercial and public service vehicles are subject to a regime of statutory breaks and other working time restrictions and RSAs assist in compliance with such requirements.

The application site for the proposed RSA has been historically allocated by the North Lanarkshire Local Development Plan since 2012.

Planning Context

The principal of development on the site has been established having been historically allocated for a Motorway Services since 2012 through the North Lanarkshire Local Development Plan 2012.

The adopted **2012 North Lanarkshire Local Plan** identifies the site within an area of purple hatching which is covered with allocation EDI 2 B Transport Development. This Council allocation supports the transport infrastructure improvements listed in Schedule EDI2 B of the Area Action Plans; and subsequently identifies the Hornshill Farm, Stepps for a Motorway Service Area (MSA).

The **North Lanarkshire Local Development Plan Modified Proposed Plan 2018** is at an advance stage in the planning process and is therefore a relevant consideration. The Modified Proposed Plan retains the site allocation as a Transport Opportunity (identified in orange for an MSA under the terms of PROM IDI Transport Improvements



Figure 3 - Development Site

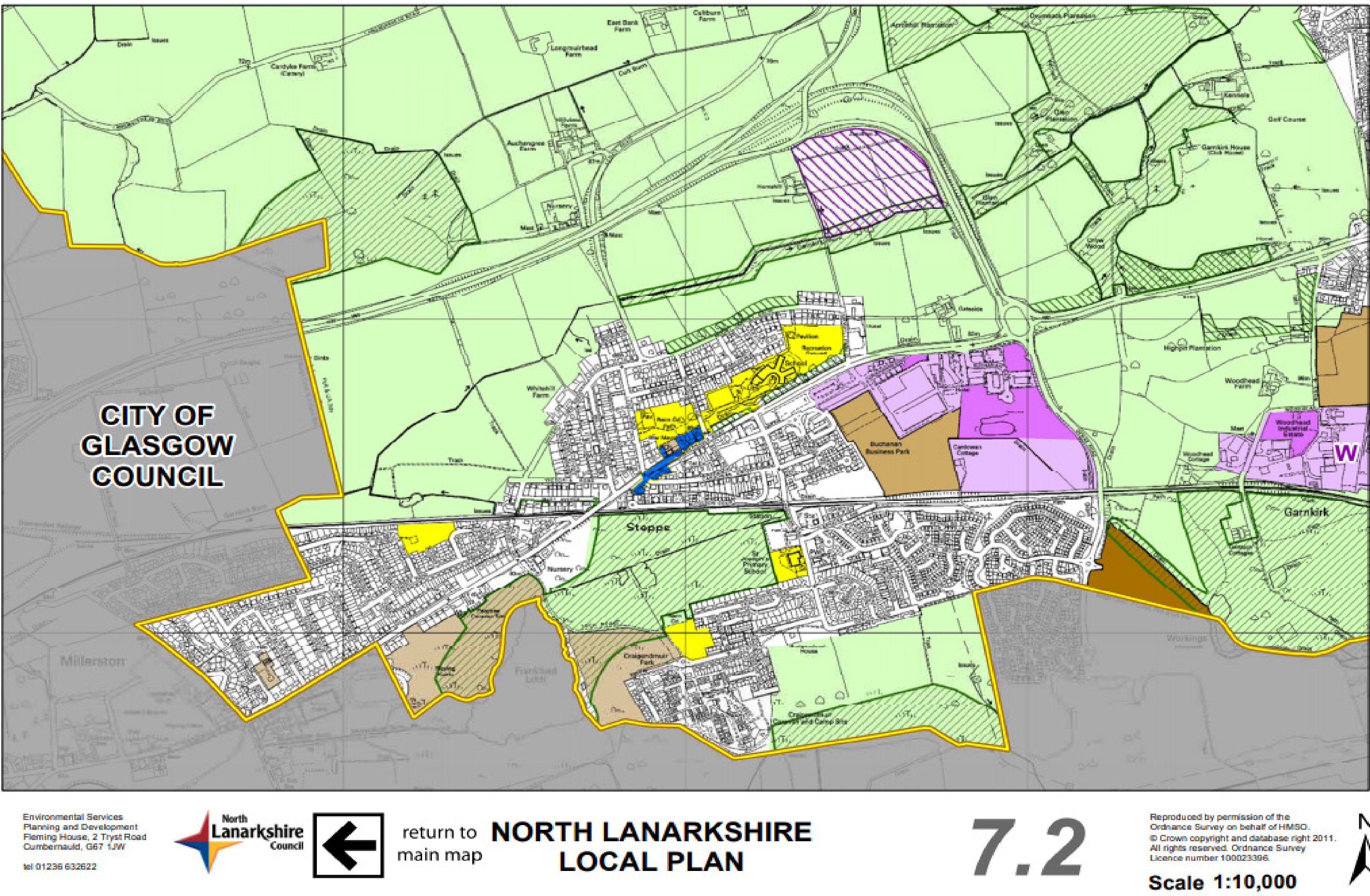


Figure 4 - North Lanarkshire Local Plan

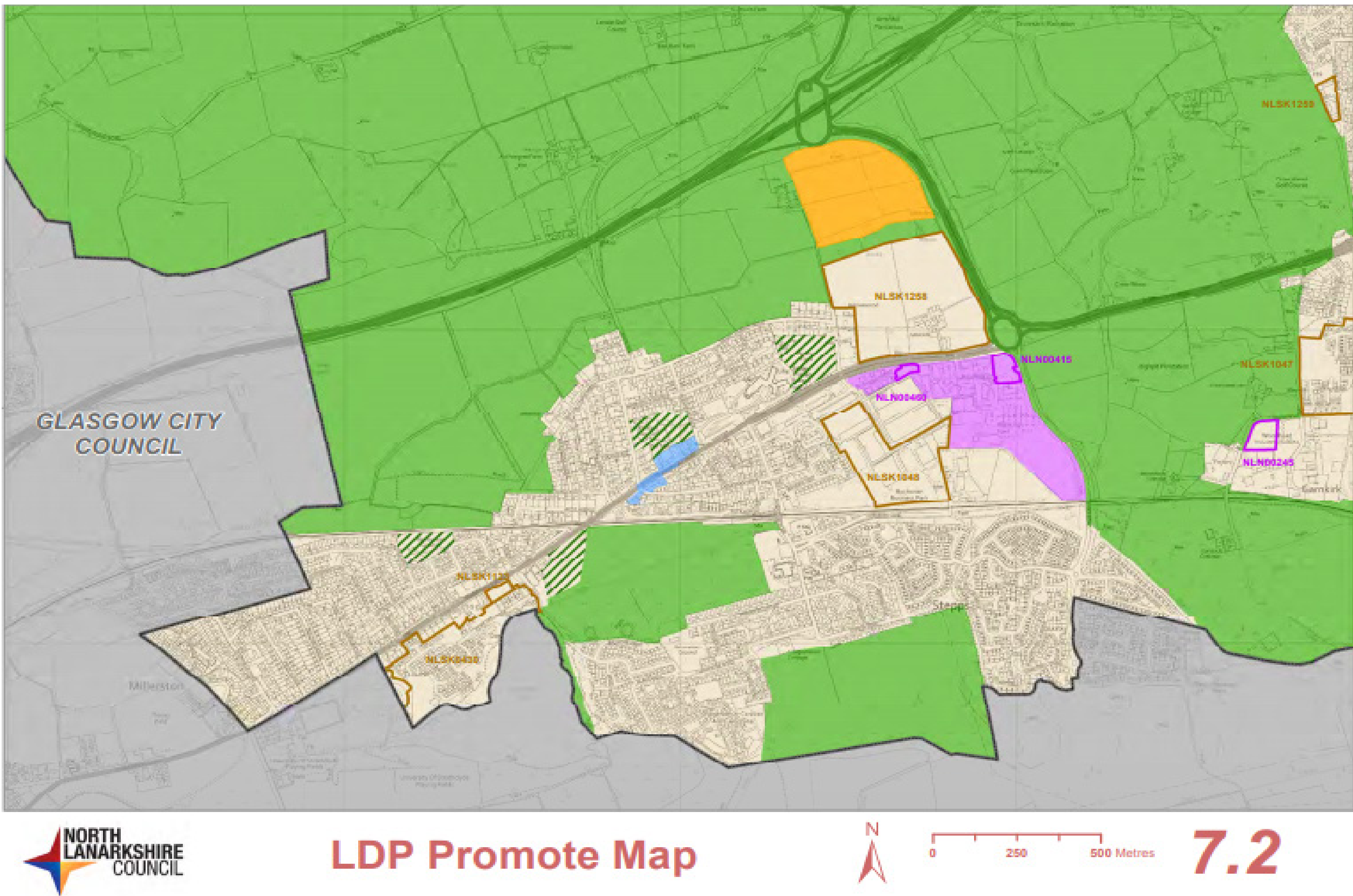


Figure 5 - LDP Promote Map

Key Issues:

Transport & Access

Given the nature of roadside services the majority of traffic entering the site will be pass-by trade from the M80 and A806. As a result, traffic will not be new to the wider road network but it may divert to the site via Junction 3 when it would otherwise have passed-by via the M80 mainline carriageway. Access into the proposed site will be solely from the junction 3 M80 roundabout. There will be no access or footpaths from the adjacent areas.

A Transportation Assessment will be submitted as part of the planning application.

Ecology

A Phase I Habitat Survey has been completed over the subject site. The Habitat Survey confirmed there was no evidence of protected species, e.g. newt, bats, badgers or nesting birds found on site. It also confirmed there were no invasive or non-native plants species on the site. The Survey will be submitted with the planning application.

Air & Noise

An Air Quality Assessment is being produced to assess any air quality changes and potential expose on sensitive receptors. Initial findings suggest that the proposed development will not result in air quality changes to the surrounding residential areas.

A Noise Impact Assessment is being produced. Initial findings suggest that given the existing high noise climate at the site and the context of the ambient noise level being heavily influenced by the M80 and A806 road traffic, it is unlikely that noise emissions from the developed site will have an impact on surrounding residential areas.

Lighting

Lighting within the proposed RSA will be designed sympathetically to ensure the site is not over-lit. Vehicle parking and roadways will be lit using the latest LED technology to minimise impact on surrounding residential areas. The lighting will be with low lux levels and will be 'FULL CUTOFF' lighting which reduces the emitted upwards light to 0%. Any boundary lighting will also be low lux.

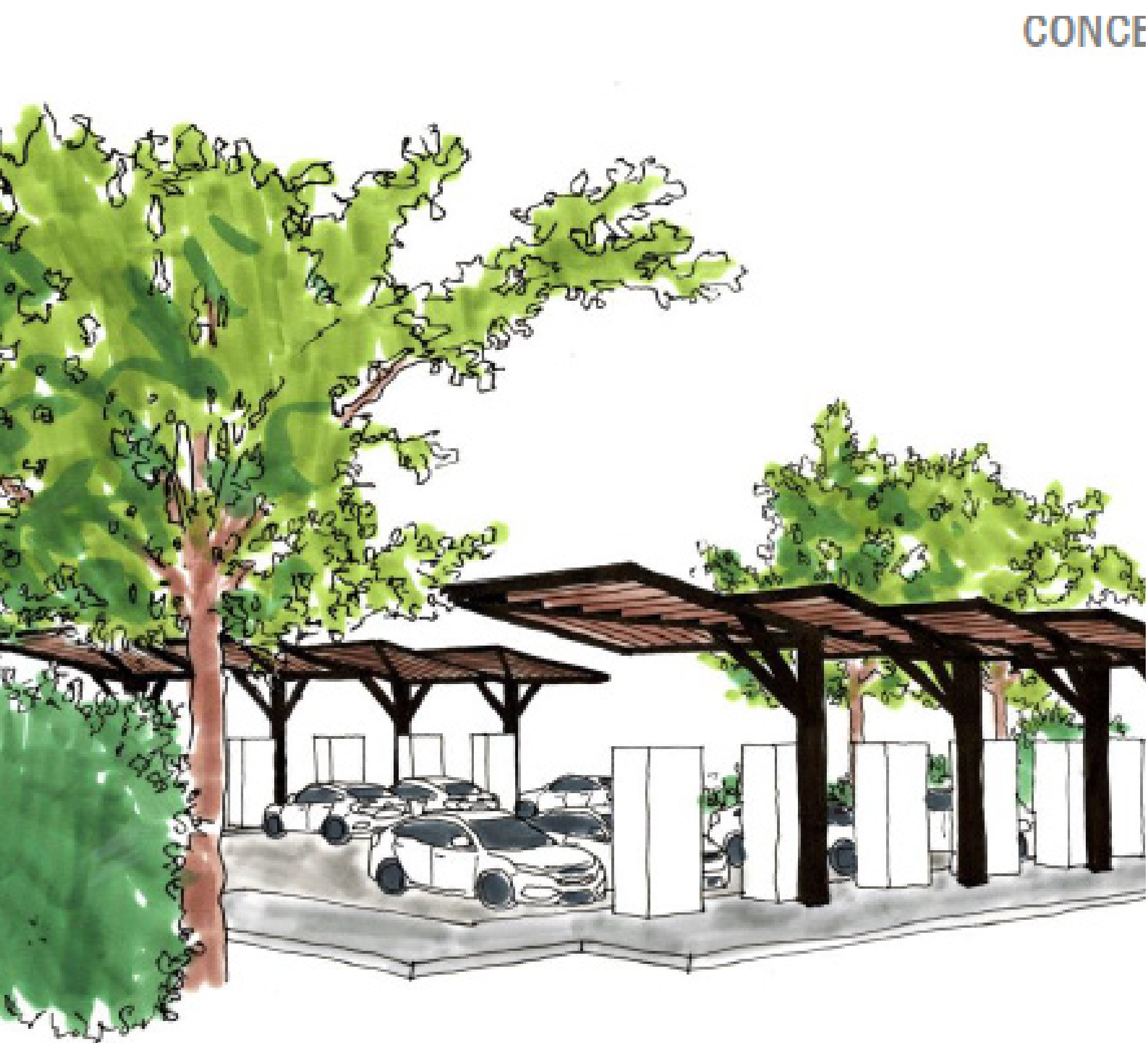


Figure 6 - Concept Drawing



Figure 7 - Retail and Service Employment



Figure 8 - Construction Employment

Landscape & Design

Landscaping considerations are a key element in the design and layout of the proposed RSA. There are no landscape designations or landscape-related natural and cultural heritage designations overlapping the site or near to its boundaries. Due to the topography of the site and existing tree belts, views from the surrounding settlements and roads are limited. Any potential landscape and visual effects of the development from the surrounding residential areas will be limited and will be mitigated through the landscape and planting scheme which will include appropriate boundary planting. A detailed Landscaping and Planting Masterplan will be a key element of the planning application.

Sustainability

The proposed RSA will include alternative sustainable fuel options. An Electric Vehicle Charging Hub is proposed, comprising approximately 16 electrical charging bays. Each bay will be covered by a canopy which incorporates solar panels above. Other carbon reducing measures that will feature within the RSA development, these will include LED lighting, solar thermal systems used to heat up water and rain water harvesting which is then filtered to be used on site.

Jobs & Local Economy

Once operational, the proposed RAS at Hornshill will create approximately 120 new fulltime/parttime jobs for local people. Additional jobs will be created during the construction phase and the supply chain and indirectly through the spending of employees.

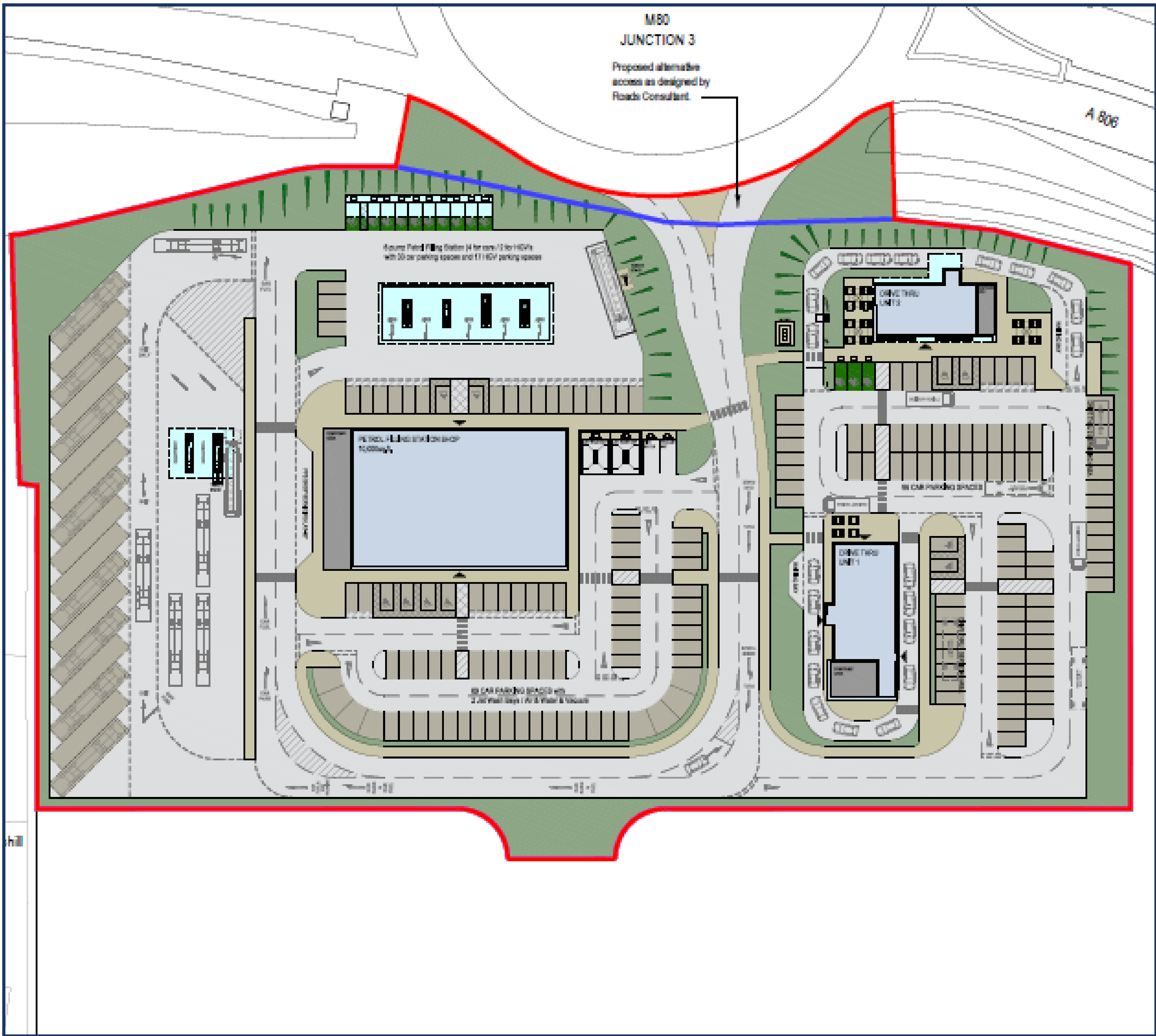


Figure 9 - Indicative Masterplan

Indicative Masterplan

The proposed RSA will comprise:

- 6 fuel pump Petrol Filling Station comprising 4 pumps for cars and 2 pups for HGV.
- An Ancillary retail building comprising the PFS shop and associated amenity facilities.
- Associated car wash / jet wash bays, air / water and vacuum facilities.
- 2 Drive Thru Food & Drink Units (including KFC, S’barro and Cinnabon)
- Associated car parking and HGV Parking bays.
- An Electrical Vehicle Charging Hub, comprising approximately 16 bays.

An illustrative masterplan of the RSA is provided in **Figure 9** above.

The proposed development involves the creation of a new access from the Junction 3 roundabout. The layout has been designed to achieve safe access via a central spine road from the M80 junction roundabout to the facilities and parking areas. The PFS ancillary retail unit will be located in the middle of the site with the PFS fuel pumps and the EVC hub located to the to the west of the site. HGV pumps and parking will be to the south of the site. The two drive thru units and car parking to the east of the site. A landscaping boundary will contain the whole site and prevent any potential views of the site from the Stepps area.

Next Steps ...

Euro Garages will consider all the feedback received during the consultation period and, where possible, incorporate this into the proposal before the planning application is submitted to North Lanarkshire Council. All of the comments received from this public consultation will be stated through the preparation of a Pre-Application Consultation Report, which will summarise all of the feedback received. This Report will be submitted as part of the planning application.



Figure 10 - Food and Drinks Units

Opportunity for Involvement

We welcome your comments on what you have seen today and would be grateful if you could provide feedback.

Alternatively, if you wish to think a little bit more about the development, then you can email comments using the contact details provided below.

Please provide feedback about the scheme by:-

Emailing info@clarendonpd.co.uk

Completing the Pre-Application Questionnaire

Participating in the online public consultation events on Wednesday 16 June 2021 (9.30am – 1.30pm) and Thursday 17 June 2021 (4.30pm to 7.30pm). Please submit your comments by Friday 3 July 2021.

Alternatively, you can write to us: Clarendon Planning & Development Ltd, The Office, Inchbonny House, Jedburgh TD8 6NS.

Please note that you will be afforded a further opportunity to comment on the proposals when the planning application is formally submitted in due course to the Local Authority for formal consideration.