

Report

Report to:	Planning Committee
Date of Meeting:	13 August 2019
Report by:	Executive Director (Community and Enterprise Resources)

Application no.	EK/17/0291
Planning proposal:	Erection of a Retail Warehouse Park including Class 1 Bulky Goods Units, Class 1 and 3 Pod Units and 2 No. Freestanding Class 3 Restaurants with Drive-Through Facilities, associated Access, Servicing, Landscaping and Car Parking

1 Summary application information

Application type:	Detailed planning application
Applicant:	SC East Kilbride Limited
Location:	Land At Redwood Crescent Peel Park East Kilbride

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission (subject to conditions) based on conditions attached

2.2 Other actions/notes

- (1) The Planning Committee has delegated powers to determine this application.
- (2) The application will be subject of a Core Path Diversion requiring advertisement of a notification of the intention to divert in the local newspaper at the applicant's expense.

3 Other information

- ◆ Applicant's Agent: Pritchett Planning Consultancy
- ◆ Council Area/Ward: 09 East Kilbride West
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 1 Spatial Strategy
Policy 4 Development management and placemaking
Policy 6 General urban area/settlements Policy 8 Strategic and town centres

Policy 7 Employment
Policy 10 New retail/commercial proposals

Policy 14 Green network and green space
Policy 16 Travel and Transport
Policy 17 Water environment and flooding
Development Management, Placemaking and Design Supplementary Guidance (2015)
DM1 - Design
DM13 - Development within general urban area/settlement

Sustainable Development and Climate Change Supplementary Guidance (2015)
SDCC 2 - Flood risk
SDCC 3 - Sustainable drainage systems
SDCC 4 - Water supply
SDCC 5 - Foul drainage and sewerage

Policy NHE19 Protected species

Proposed SLDP2

Policy 1 Spatial Strategy
Policy 3 General Urban Areas
Policy 5 Development
Policy 7 Employment
Policy 8 Employment
Policy SDCC2 Flood risk
Policy 9 Network of Centres and Retailing
Policy 13 Green Network and Greenspace
Policy 15 Travel and Transport
Policy 16 Water environment and flooding

Supplementary Guidance 1: Sustainable development and climate change

Policy SDCC2 Flood risk
Policy SDCC3 Sustainable drainage systems
Supplementary Guidance

♦ **Representation(s):**

▶	4	Objection Letters
▶	0	Support Letters
▶	1	Comment Letters

♦ **Consultation(s):**

Roads Development Management Team

Roads Flood Risk Management

Transport Scotland

SEPA West Region & SEPA Flooding

SP Energy Network

Scottish Water

Environmental Services

Countryside and Greenspace

National Grid UK Transmission

Network Rail

SPT

Planning Application Report

1 Application Site

- 1.1 The application site (approximately 12 hectares) relates to a vacant site within Peel Park Industrial Estate at Redwood Crescent, East Kilbride. The site is bounded to the north by a recently approved residential development site, currently under construction, to the northwest by Redwood Crescent, to the south by the East Kilbride to Glasgow railway line and to the west by Redwood Drive. To the east is an area known as K Wood, used as informal open space with a network of footpaths, grassland and clusters of mature woodland and shrubs.
- 1.2 The site is accessed via a roundabout from Redwood Crescent and generally comprises rough grassland scrub with some shrubs and small scrubby trees. The site is irregular in shape and slopes gradually north to south towards its boundary with Redwood Drive. In the context of the surrounding landscape, the southern half of the site sits lower, and existing scrub exists along its southern boundary with Redwood Drive.

2 Proposal(s)

- 2.1 This is a detailed planning application seeking consent for development of a retail park for the sale of mainly 'bulky goods' together with two drive-through restaurants. In total, 17,187 square metres (185,000 square feet) of retail floorspace is proposed.
- 2.2 It should be noted that originally, the applicants lodged a proposed layout with a different combination of size of units including one large anchor store of 4963sqm (anticipated for bulky goods/DIY use) together with associated garden centre of 2555sqm. The other retail floorspace proposed (which totalled 12,264 sqm) was to be mainstream retail (Class 1). In addition, two drive through restaurants and a family pub/restaurant were also proposed.
- 2.3 The current layout comprises a range of unit sizes including ancillary works of car parking, customer vehicular access, service access and landscaping. More specifically the proposal entails:
- 1) - 1 X 2137 sqm (23,000sqft) retail unit (bulky goods)
 - 2) - 2 X 1393.5 sqm (15,000sqft) retail units (bulky goods)
 - 3) - 4 X retail units (over two floors) with varying floorspace from 1858 sqm to 3716 sqm (20,000sqft to 40,000sqft) (bulky goods)
 - 4) - 2 X small retail units (pod 1 – 372 sqm (4000 sqft) and pod 5 – 186 sqm (2000 sqft) for general comparison goods sales.
 - 5) – 3 X small units or kiosks (pods 2,3 and 4, each 186 sqm (2000 sqft) for Class 3 café/restaurant uses to serve shoppers at the retail park.
 - 6) - 2 x drive-through restaurants (one 2-storey, 545 sqm (5866 sqft) and one 1-storey, 241.5 sqm (2600sqft))

7) - Car parking provision for the overall development – 750 car parking spaces in total, including 35 disabled bays, 12 parent/child spaces and 26 staff spaces.

The term bulky goods generally refers to: DIY goods, home furnishings, carpets and flooring, electrical and gardening goods. Also, the restricted range of goods being sought specifically includes toys and nursery equipment, pet goods and motor vehicle accessories.

- 2.4 In respect of the position of the buildings on the site, the two drive through restaurants are located in the north and north western section of the site adjacent to the vehicular access road. The larger retail units accommodate the eastern half and southern section of the site, and together with the smaller pod units wrap around the large shared car parking area which has a smaller overflow car park within the western section of the site. The bulk of the landscaping is located on the periphery of the site which provides setting for the retail park.
- 2.5 A separate service access road is proposed from the existing roundabout and runs around the eastern elevation of the larger retail units to the rear. This service road also provides access to the staff car parking spaces. To the east of the service access road, an existing recreational path (core path) is shown re-routed within the site to provide linkage to 'K' Wood.
- 2.6 The development is classified as a Major development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and was the subject of pre-application consultation. A number of documents have been provided in support of the application, namely a Pre-application Consultation Report, a Design and Access Statement, Planning Statement, Ecological Assessment, Summary Investigation and Quantitative Risk Assessment Report, Geo-technical and Environmental Report, Retail Impact Assessment, Transport Assessment, Drainage Assessment, Flood Risk Assessment, Noise Assessment and Air Quality Assessment.
- 2.7 A Screening Opinion was undertaken in respect of the site. It was concluded that, given the size and scale the development is unlikely to have significant environmental effects on sensitive habitats and any watercourses within and around the site, or a significant visual impact on the surrounding area or a significant impact on the local road network from traffic generated by the development. On this basis an Environmental Impact Assessment was not required.

3 Background

3.1 Relevant Government Advice/Policy

- 3.1.1 Relevant Government guidance is set out within the consolidated Scottish Planning Policy (SPP) 2014 which confirms the requirement for the planning system to proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. Planning Authorities should take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that would contribute to economic growth. Planning authorities are required to promote the efficient use of land by directing

development towards sites within existing settlements, where possible, to make effective use of existing infrastructure and services.

3.2 Development Plan Status

3.2.1 The proposed development requires to be considered against the Glasgow and Clyde Valley Strategic Development Plan 2017 (GCVSDP – Clyde Plan). In particular, Schedule 2 of Policy 4 is relevant. Policy 4 Network of Strategic Centres states that to support the Vision and Spatial Development Strategy, all strategic development proposals should:

- Protect and enhance the development of strategic centres in line with their role and function, challenges and future actions set out in Schedule 2;
- Protect and enhance the long-term health of Glasgow City centre to ensure there is no detrimental impact on its role and function, as set out in Schedule 2 and in support of Joint Strategic Commitment – Glasgow City Centre;
- Recognise that, whilst the network of Strategic Centres is the preferred location for strategic scale development, such proposals are subject to the sequential approach set out in Scottish Planning Policy and the assessment of impact on the other Strategic Centres in the network and town centres to ensure that there is no detrimental impact on their role and function.

3.3 Local Planning Policy

3.3.1 In determining this planning application, the Council must assess the proposed development against the policies contained within both the adopted South Lanarkshire Local Development Plan (2015) and Supplementary Guidance (SG) produced in support of the SLLDP. The Council must also have regard to its emerging proposed South Lanarkshire Local Development Plan 2 (SLLDP2).

3.3.2 The application site is located within the designated settlement boundary of East Kilbride. Within the adopted plan, in land use terms, the application site is identified as a retail/commercial out of centre site where Policy 10 – New Retail/Commercial Proposals is relevant. An eastern section of the site is designated as Green Network and Priority Greenspace where Policy 14 is relevant.

3.3.3 A number of other policies within the adopted SLLDP are considered appropriate to the determination of this application, namely:

- Policy 1 – Spatial Strategy,
- Policy 4 - Development Management and Placemaking,
- Policy 6 – General Urban Areas/Settlements,
- Policy 7 Employment,
- Policy 10 – New retail/commercial proposals,
- Policy 14 – Green Network and Greenspace,
- Policy 16 - Travel and Transport,
- Policy 17 - Water Environment and Flooding.

3.3.4 The following approved Supplementary Guidance documents support the policies in the SLLDP and also require assessment:

- Supplementary Guidance 3: Development Management, Placemaking and Design
- Supplementary Guidance 6: Town Centres and Retailing

- Supplementary Guidance 8: Green Networks and Green Spaces

The aim of these policies and guidance is to seek well designed development which is located in appropriate locations, appropriately serviced and result in no significant adverse impact.

3.3.5 These policies and guidance are examined in the assessment and conclusions section of this report.

3.3.6 On 29 May 2018, the Planning Committee approved the proposed South Lanarkshire Local Development Plan 2 (Volumes 1 and 2) and Supporting Planning Guidance on Renewable Energy. The new plan builds on the policies and proposals contained in the currently adopted South Lanarkshire Local Development Plan. For the purposes of determining planning applications the proposed South Lanarkshire Local Development Plan 2 is now a material consideration. In this instance, the following policies are relevant:

- Policy 1 - Spatial Strategy
- Policy 2 – Climate Change
- Policy 5 – Development Management and Placemaking
- Policy 10 – New Retail/Commercial Proposals
- Policy 13 – Green Network and Greenspace
- Policy 15 – Travel and Transport
- Policy 16 – Water Environment and Flooding
- Policy SDCC2 – Flood Risk
- Policy SDCC3 – Sustainable Drainage Systems
- Policy SDCC4 – Sustainable Transport
- Policy DM1 – New Development Design
- Policy NHE18 – Walking, Cycling and Riding Routes
- Policy NHE20 - Biodiversity

3.3.7 These policies and guidance are examined in the assessment and conclusions section of this report. It should be noted that the LDP2 policies are only referenced if they do not reflect the existing policy context in SLLDP.

3.4 Planning Background

3.4.1 The application site forms part of a larger area where historically a planning permission in principle application (EK/10/0056) was granted by the Planning Committee in October 2010 for a mixed use development which included a food superstore, petrol filling station, Class 3 uses and a hotel together with other associated works. Following the Masterplan approval a Matters Specified in Conditions (MSC) application (EK/12/0231), relating to the superstore and Petrol Filling Station was approved in September 2012. Thereafter, a revised scheme comprising a large scale retail/commercial development including a food superstore, garden centre and petrol filling station was approved in June 2014, EK/14/0057. The floorspace of this development extends to 15,482 sqm: superstore - 9250 sqm and garden centre - 6232 sqm. Currently, planning application EK/17/0228 to renew this consent is with the Council for determination.

- 3.4.2 As mentioned above under paragraph 2.2, in the original submission for this current planning application, the applicants lodged a proposed layout with a different combination of size of units including one large anchor store of 4963sqm (anticipated for bulky goods/DIY use) together with associated garden centre of 2555sqm. The other retail floorspace proposed (which totalled 12,264 sqm) was to be mainstream retail (Class 1). In addition, two drive through restaurants and a family pub/restaurant were proposed. After consideration, the applicants were advised of officers' concerns of the impact this particular mix of retail development might have on the viability and vitality of East Kilbride Town Centre. Therefore, the applicants reviewed their original submission and lodged a revised scheme proposing a different mix of units comprising different floorspace and significantly proposing that the retail provision would principally be bulky goods. The family pub restaurant was also omitted at this stage from the layout.

4 Consultation(s)

- 4.1 **Roads Development Management Team** – Having assessed the submitted Transport Assessment, the Roads Service has no objections to the proposal subject to conditions being attached in respect of provision of off-site road improvements including the introduction of controlled pedestrian crossing facilities, car parking standards being met including electric charging points and the provision of swept path analyses in respect of service vehicles.
Response: Noted. Appropriate conditions will be added to any consent issued.
- 4.2 **Roads Flood Risk Management** - have no objections subject to conditions in relation to the detailed submission, approval and implementation of a Sustainable Drainage Design which has been independently checked in accordance with the Council's SUDS Design Criteria Guidance, provision of sign appendices, an updated flood risk assessment and provision of confirmation from Scottish Water of Technical Approval of the SUDs design.
Response: Noted. Appropriate conditions will be added to any consent issued.
- 4.3 **Transport Scotland** – Having assessed the Transport Assessment, Transport Scotland offer no objections to the proposed development.
Response: Noted.
- 4.4 **SEPA West Region and SEPA Flooding** - have no objections to the proposed development.
Response: Noted.
- 4.5 **SP Energy Network** - have no objections in respect of the proposed development, however note that they have an underground cable within the vicinity of the site.
Response: Noted. A condition has been attached in respect of statutory undertaker's apparatus. Arrangements in respect of SP apparatus are a matter between the applicant and SP Energy Networks.
- 4.6 **Scottish Water** - have no objections to the proposed development.
Response: Notwithstanding this, conditions will be attached to any consent issued ensuring the protection of the water environment and water supply, in particular, in respect of the requirement for the approval and implementation of a Construction and Environmental Management Plan and the detailed SUDs arrangements for the proposed development.

- 4.7 **Environmental Services** – No objection subject to standard conditions relating to noise control, commercial waste control and dust mitigation and monitoring.
Response: Noted. Appropriate conditions and informatives will be added to any consent issued.
- 4.8 **Countryside and Greenspace** - have no objections to the proposed development subject to the existing recreational path network being linked with the site and the adjacent K Wood area.
Response: Noted. The proposed layout plan shows the re-routing of a core path within the site and linking with K Wood area.
- 4.9 **National Grid UK Transmission** – No response to date
Response: Noted
- 4.10 **Network Rail** – No objections subject to conditions to safeguard safety in relation to the adjacent East Kilbride to Glasgow railway line.
Response: Noted conditions have been attached in respect of these matters.
- 4.11 **SPT** – No objections.
Response: Noted.

5 Representation(s)

- 5.1 Statutory neighbour notification was undertaken, and the proposal was advertised in the local press due to the nature and scale of development, non-notification of neighbours and development contrary to development plan. Following this, 4 letters of representation and 1 comments letter were received. These representations included two detailed objection letters from CBRE on behalf of the East Kilbride Town Centre and Kingsgate Retail Park owners, Orion Group. The issues raised have been summarised as follows:

a) There is inadequate and outdated survey data to support the retail assessments lodged with the application. In addition a new household survey to establish up-to-date shopping patterns followed by a new retail impact assessment is required.

Response: It is noted that the National Survey of Local Shopping Patterns (NSLSP) survey data is dated 2012, however, it is considered that it remains valid. The reason for this view is that the shopping patterns relating to East Kilbride are well established and understood from impact assessments relating to previous retail applications in East Kilbride. While it is accepted that some elements of the retail expenditure data were sourced a number of years ago, this, in itself, does not mean that another retail assessment for this application is required. While a telephone shopping interview survey may provide further data, it is considered that this is not essential to determine this current application. The reason being is as the proposed site is a new location with no associated shopping patterns and any new survey would not record data associated with this proposed development. Notwithstanding this, it is important to highlight that through the assessment process account has been taken of the change in shopping behaviours in relation to on-line shopping and the effect of this on expenditure patterns. While representations have been received from CBRE, on

behalf of the town centre owners, it is noted that no Retail Impact Assessment has been prepared by them and there is no separate substantive information to support their views.

- b) The UK retail market is changing with high street and retail park store closures. East Kilbride Town Centre is highly exposed to these market changes and has significant and rising levels of vacant floorspace, despite the town centre owners continuing to invest. A health check on East Kilbride Town Centre is needed to interpret the retail impact assessment for the site.**

Response: The issues facing East Kilbride town centre are mainly a consequence of two factors: (1) a shift in the retail market where multiple retailer demand is increasingly concentrated in the very largest centres, (2) internet retail spending on comparison goods is now a large proportion of total spend and it is forecast to increase further. While the issues facing East Kilbride Town Centre, in terms of its scale, layout and current vacancies are well understood, the proper consideration of this application is the assessment of whether the proposed development will attract significant trade away from East Kilbride Town Centre to an extent that it will or would likely to have an adverse impact on the vitality and viability of the town centre. The assessment undertaken supports the view that provided the new development is restricted to bulky goods and the other limited categories as set out in the application, the proposed development will not or would not be likely to have an adverse impact on the vitality or viability of that town centre. Accordingly, as the impact on East Kilbride Town Centre has been given consideration, it is not considered that an additional assessment of that town centre would assist so a health check of East Kilbride Town Centre is not required.

- c) CBRE provided information which indicates the commercial pressures on the town centre. CBRE dispute that there would be no material impact on the town centre by a new retail park at this site.**

Response: The application is for mainly bulky goods sales which accords with the generally accepted view that this range of goods has the least impact on town centres. The applicants have defined the proposed range of goods on which they are willing to accept restrictions: DIY goods, home furnishings, carpets and flooring, electrical and gardening goods, toys and nursery equipment, pet goods and motor vehicle accessories and no other uses. The last four categories are not classified as bulky goods. From the recent tenant information provided by CBRE, they advise that the following retailers in the town centre which are relevant to the range of goods proposed at the Redwood site are: Olympia Pet Shop, Warhammer Toys and Games, Toytown and Game.

In recognition of this issue, it is proposed to further restrict the range of goods to exclude toys and nursery equipment, as this would further reduce any potential impact on the East Kilbride Town Centre. Therefore, it is considered that negligible trade diversion from the town centre to the proposed development would occur.

- d) Information was provided on occupied units and the extensive levels of vacant space at Kingsgate Retail Park. Orion continues to invest in the Retail Park, but development of the Redwood Crescent site would threaten the commercial viability of Kingsgate under the market circumstances.**

There is evidence of very limited/ negligible market interest by bulky goods retailers to locate in East Kilbride, therefore, this proposal cannot be justified.

Response: CBRE provided evidence on market demand. It points to a lack of known bulky goods-related retailer requirements to locate in East Kilbride, combined with significant voids in Kingsgate Retail Park. While Kingsgate has been affected by closures with resulting void space, it is considered that potentially this situation could be changed with further investment, as evident in other retail parks in Scotland, for example Fife Central Retail Park in Kircaldy. Where units in retail parks become void, they can be reconfigured/ redeveloped to accommodate new tenants. In respect of Kingsgate, in recent times, the floorspace in some units has been reconfigured, for example the Next/Costa unit and the redevelopment of the Pizza Hut site to introduce a small Class 1 unit (Greggs), Class 3 drive through restaurant/hot food unit and a drive through coffee outlet. Also, a view could be taken that it is inconsistent for those making representations to argue that there is no market demand for the proposed development on the one hand, while at the same time expressing concern about potential retail impact on the town centre.

- e) The development would massively increase the traffic on Redwood Drive and at the roundabout. It is extremely difficult to cross Redwood Drive. A pedestrian crossing at Redwood Drive has been enquired about.**

Response: Any approval would require the developer to install three pedestrian controlled crossing facilities including one on Redwood Drive. This would be a condition of any approval and these would require to be installed prior to any part of the proposed development being brought into use. It should also be noted that Roads Services and Transport Scotland have not objected to the application.

- f) Maximum protection should be given to all wildlife, flora, fauna etc.**

Response: The applicant lodged a habitat survey with the application which identified negligible presence of wildlife within the site. An informative would be attached to any approval to require that any vegetation removal should take place outwith the bird breeding season and to monitor for the presence of bats and badgers during construction.

- g) Landscaping to be to the benefit of butterflies and moths.**

Response: A landscape scheme has been submitted which will support habitat for insects.

- h) Storage facility of ethanol which is on an adjacent site, separated by the railway line, and speculation that a petrol station is proposed. Reassurances are requested that the distance between the two facilities is sufficiently wide and safety measures are in place to mitigate risk in the unlikely event of an incident occurring.**

Response: The development proposal no longer comprises a petrol filling station and therefore it is considered that potential conflict in terms of hazardous materials would not arise.

- i) Reassurance is sought that increase in traffic volume resulting from the development will not create congestion that could lead to interruption of**

routine deliveries to the industrial facility adjacent, which operates a day and night shift manufacturing pattern.

Response: The applicant submitted a Transport Assessment and this has been carefully considered by the Council's Roads Service together with Transport Scotland. It is considered that the existing road network has the capacity for this scale of development.

- 5.2 These letters have been copied and are available for inspection in the usual manner and on the planning portal.

6 Assessment and Conclusions

- 6.1 Under the terms of Section 25 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) etc. 2006 Act, all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan framework comprises the Strategic Development Plan 2017 and the adopted South Lanarkshire Local Development Plan 2015. In addition, the Council has approved the Proposed South Lanarkshire Local Development Plan 2 and, therefore, this is also a material consideration.
- 6.2 The determining issues in the assessment of this application are compliance with national and development plan policy, its impact on East Kilbride New Town's retail hierarchy, on the amenity of adjacent premises and its impact on the surrounding road network.
- 6.3 To assist the Council in determining the application, the Council commissioned Roderick MacLean Associates Ltd (RMA) to produce an independent report titled East Kilbride Retail Capacity and review of Applications, March 2018. Following the changes to the proposal to principally bulky goods, the Council re-commissioned RMA in October 2018, who produced a second independent report titled Redwood Retail Park: Retail Impact Assessment-with bulky and restricted goods, dated November 2018. It should be noted that Roderick MacLean (RMA) has been advising the Council on East Kilbride retail matters since 2008.
- 6.4 In assessing planning applications, it is also necessary to evaluate the proposals against the most up to date policies and criteria contained in the relevant national planning policy. Scottish Planning Policy (SPP) states that the planning system should proactively support development that will contribute to sustainable economic growth and to high quality sustainable places. Planning authorities should take a positive approach to development, recognising and responding to economic and financial conditions in considering proposals that could contribute to economic growth. The proposed development can be considered to support the Scottish Government's wider strategy for economic growth by bringing into productive use a site which has been vacant for over 25 years and has the potential to deliver both full and part time jobs.
- 6.5 This development is outwith the network of strategic centres as detailed in the Strategic Development Plan July 2017 (Clydeplan) Schedule 2 of Policy 4. The Clydeplan has maintained the previous Structure Plan approach to support and enhance existing network centres. Those proposals which are considered to do so are supportive of the Clydeplan. In this case, it is considered that, given the scale

and nature of the proposal which is principally for bulky goods, it would improve the qualitative retail offer for the catchment area but would not have an adverse impact on East Kilbride Town Centre. In that context, the proposal is broadly consistent with the aims of the Clydeplan.

- 6.6 Under the adopted South Lanarkshire Local Development Plan (2015) (SLLDP) and associated Supplementary Guidance (SG), the application site is allocated as an out of centre retail/commercial location (Policy 1). The proposed development is a retail park for the sale of mainly bulky goods. Also included are two small pod units (pods 1 and 5) for general comparison goods sales, plus three small pod units or kiosks (pods 2, 3 and 4) for Class 3 café/restaurant uses to serve shoppers at the retail park, plus two drive-through restaurants. The proposed development is therefore consistent with the Out of Centre Retail zoning within the SLLDP, subject to compliance with normal development management criteria and assessment of retail impact. These matters are considered in the following paragraphs below.
- 6.7 The proposed development is also considered to be consistent with Policy 7 Employment which details the Council's support for sustainable growth and regeneration of business through the identification of employment land. The redevelopment of this vacant site would provide future employment, local retail facilities and commercial facilities. It should also be noted that the applicant has advised that redevelopment of this site would create around 260 new Full Time Equivalent jobs.
- 6.8 Policy 10 –New Retail/Commercial Development sets out the criteria to assess new retail development proposals and reflects the national (SPP) and strategic policy framework for assessing new development. In particular, Policy 10 ii, which requires that new retail development shall not undermine the vitality and viability of town, village or neighbourhood centres, and Policy 10 iii, which requires that development can be supported by the area's catchment population, are relevant to this application.
- 6.9 With regard to Policy 10 criteria (iii), the main catchment area for the proposed development covers East Kilbride and Strathaven, as previously defined within a technical report associated with the former Glasgow and Clyde Valley Structure Plan. An assessment based on the National Survey of Local Shopping Patterns (NSLSP) (2012 shopping survey) confirms that the area is still an appropriate definition of the main comparison shopping catchment area of East Kilbride.
- 6.10 The applicant has submitted a Retail Assessment together with a supplementary report (RA) which includes both a qualitative and quantitative assessment of the impact of the proposal on existing and consented retail developments in the East Kilbride area. In terms of retail, the RA lodged states that the application site is already allocated for retail development in the local development plan, this is reflected in the previous consent on the site, and therefore passes the sequential approach. It also states that the Council has confirmed in its consideration of a previous bulky goods retail scheme on a site opposite, that the sequential approach to site selection had been satisfied and that bulky goods is not a town centre format of retailing. Therefore, the applicant states that the same conclusion can be reached in respect of this current proposal. In addition, the applicant states that the following points should be noted and considered:

- a) The applicant has increased the minimum size of bulky goods unit to 1,394sqm (15,000 sqft) which is of the same scale of development assessed as not being capable of development within the town centre. The bulky goods retail warehouses have similar operational requirements to Lidl in that they require easy access by car due to the type of goods for sale such as DIY, furniture, floorcoverings, kitchens and bathrooms. The proposal is for a retail warehouse park rather than for individual units and the applicant draws attention to the fact that the Council has accepted in the application to the north that co-location of units is an important locational consideration in encouraging linked trips to a variety of similar units.
- b) It has been established and is agreed that there is substantial leakage of retail expenditure to centres beyond the East Kilbride catchment. The Council also instructed an independent retail assessment which confirmed that there is scope in the town to reclaim some of this leaked expenditure. Currently, leakage of bulky goods expenditure is directed towards Paisley, Hamilton and Birkenshaw which leads to unsustainable shopping journeys which are unnecessary. This leaked expenditure also means that jobs are not being created in the retail sector and the East Kilbride economy is smaller and less robust than it should be.
- c) The applicant states that bulky goods operators cannot afford the costs of accommodation in the town centre and that this is one of the main reasons why bulky good operators are located in purpose-built, larger units in accessible peripheral locations which complement the town centre function. The applicant notes that the Council has accepted that bulky goods operators complement the town centre function. The scale of car parking is over 700 spaces which is not capable of being accommodated in the town centre and has to be situated in close proximity to store frontages due to the nature of goods sold.
- d) The applicant states that the site is allocated for unrestricted retail development and so the applicant does not require to justify the principle of retail development, particularly given the favourable local development plan policy position. This current application offers an opportunity for the Council to provide a purpose-built bulky goods retail warehousing with agreed restrictions on trading which is a substantial benefit compared to no restrictions on the type of goods that can be sold.
- e) Commercial agents acting on behalf of the applicant have established that there is strong unmet market demand for bulky goods retailing in East Kilbride. It has a catchment of over 170,000 people, which is not currently catering for a large established bulky goods market with only five bulky goods retail warehouses in the catchment. This proposal is designed to fill this substantial gap in the bulky goods market.
- f) The applicant states that there is no reason why East Kilbride should not have similar ranges of goods being sold in retail park locations as towns like Livingston, Falkirk, Dundee, Dunfermline, Kirkcaldy, Paisley and Hamilton. East Kilbride also has fewer bulky goods retailers than smaller towns like Ayr, Stirling and Perth. The applicant states that the proposed retail warehouse park would be restricted to bulky goods and would therefore complement the town centre and Kingsgate retail park which are not reliant to any extent on the sale of bulky goods. Major benefits of the scheme would be job creation, the establishment

of new retailers in East Kilbride and so a substantial reduction in leaked expenditure.

- g) The applicant mentions that the Council's own retail consultant (Roderick MacLean Associates Ltd (RMA)) estimated that an unrestricted comparison goods retail park would not have a significant impact on East Kilbride town centre. The applicant claims that the impact suggested is less than that calculated for the Lidl development which the Council supported. (Note that RMA did not in fact assess the impact of the comparison floorspace element of the proposed Lidl because it was too small to be meaningful). The applicant intimates that it would be entirely inconsistent for the Council to conclude that the impact of this restricted, bulky goods proposal would harm the town centre.

- 6.11 The comments made by the applicant are noted and have been taken into account in assessing the proposed development. As noted above, to assist in determining the planning application, the Council commissioned RMA to undertake an independent retail impact assessment of the potential impact of the proposal. The conclusions of this assessment are set out below.
- 6.12 In terms of the sequential approach, as it relates to the application site, the site is zoned in the adopted South Lanarkshire Local Development Plan for retail/commercial use at this location. Therefore, the principle of this development accords with local plan zoning. In addition, as submitted by the applicants, it is acknowledged that a proposal of this scale along with the associated infrastructure and car parking, could not be accommodated in the town centre.
- 6.13 The RMA report concluded that there is forecast spare comparison expenditure capacity to support new retail developments in East Kilbride to 2021 and beyond. This spare expenditure will support the scale of the proposed development and at the same time would not have a significant adverse impact on the Town Centre.
- 6.14 As previously noted, the current retail proposal was revised by the applicant to principally Bulky Goods and in October 2018, the Council commissioned another report from RMA to assess the retail impact of the current variant of the Redwood application. The RMA report concluded that the proposed retail park at Redwood, restricted to mainly bulky goods sales, could be accommodated without undermining the vitality and viability of town centres and local centres in the network of centres, including East Kilbride Town Centre.
- 6.15 As set out under the response to the objectors point (c) above, it is proposed to further restrict the range of goods to exclude toys and nursery equipment. It is acknowledged that the applicant could apply for a relaxation at a later date to this restriction and also the bulky goods restriction. While any such application(s) would require to be assessed on their own merits at the time of submission, it is considered appropriate and necessary to impose these restrictions to ensure that the development accords with planning policy.

Therefore, I am satisfied that the proposed development accordingly complies with SLLDP Policy 10 (ii).

- 6.16 In terms of other Local Development Plan policies, an element of the site (eastern section) is also identified as a Green Network area (Policy 14). The loss of such

areas will generally not be supported, however, policy guidance advises that the partial loss may be acceptable where it is considered that the enhancement of the environment can best be achieved by the redevelopment of part of the site which would not affect its function and that there is no significant adverse impact on the character and amenity of the surrounding area. This is the case in this instance, the proposed development includes peripheral landscaping, enhanced planting and can link into the established open space and wooded area to the east known as 'K' Wood. The site has lain vacant for many years and has an unkempt appearance. When read as a whole, the overall layout will be an enhancement to the area with appropriate landscaping to soften the edge of the site and will link it with the green network area lying to the east. The site is considered acceptable in terms of these principle land use designations with the adopted SLLDP.

- 6.17 Policy ENV30 - New Development Design is also relevant to the assessment of the proposal. The policy requires that new development supports quality and sustainability in its design and layout and should enhance or make a positive contribution to the character and appearance of the urban or rural environment. The development proposal has been designed to fit into the landscape with the built and landscaped elements of the development proposal complementing the setting of the site on the edge of Peel Park. The architectural design of the warehouses is standard format and is, therefore, acceptable in planning terms.
- 6.18 The matters considered relevant from a development management perspective, are set out within Section 3.3 above. Principally, these policies seek to ensure that any development within an area which is predominantly urban in character does not adversely impact on the amenity of such areas, that any such proposal can be adequately served by appropriate services and has been designed in a manner which takes cognisance of appropriate guidance. Policy DM 1- Development Management generally requires all development to take into account the local context and built form of the area and require that new developments support quality and sustainability in its design and layout and enhance or make a positive contribution to the character and appearance of the environment. It requires the provision of suitable access arrangements and appropriate infrastructure provision for all developments. In this instance, the buildings are of a contemporary warehouse design taking cognisance of the topography of the site. The application site is to be served by a customer vehicular access from the roundabout in Redwood Crescent, and will have a separate service access road running around the rear of the units. Adequate car parking provision is proposed. Given the above, it is considered that the proposed development complies with the aims of Policy DM1 of the adopted local plan. Having considered the design and layout of the development, I am satisfied that the development is capable of being developed, subject to conditions, without conflict with the general requirements of the applicable development management policies and guidance. Although the proposal was advertised as development contrary to the development plan prior to it being assessed, based on the assessment set out above, it is considered that the proposal accords with planning policy.
- 6.19 In summary, the proposal is considered to be acceptable for the reasons set out below:
- The site has local development plan zoning for retail/commercial out of centre development

- A detailed policy and retail assessment has been undertaken which concluded that sequentially, the proposed development is acceptable at this location
- The proposed development would not undermine the vitality and viability of East Kilbride town centre
- A condition would be imposed to restrict the retail warehousing to bulky goods
- Approval of the proposed development would bring a vacant site into productive use
- The proposed development would realise over 260 full time equivalent jobs
- All the development management and infrastructure issues have been resolved.

6.20 In conclusion, the proposed development has satisfied the criteria and guidance set out in the relevant policies of the approved strategic plan and the adopted and proposed local development plan. On this basis and having regard to the evidence lodged and the restriction to bulky goods, it is considered that the proposed retail park at Redwood Crescent can be accommodated without adversely affecting the vitality and viability of the established centres, including East Kilbride Town Centre. In addition, it will add improved choice to consumers for bulky goods shopping and reduce expenditure leakage outwith the East Kilbride area.

6.21 In recommending approval of this application, officers are aware of the wider issues facing town centres and specifically East Kilbride Town Centre. Reaching this recommendation has been a finely balanced judgement that recognises the economic benefits arising from this development proposal in terms of employment opportunities, the additional retail offer it would bring to the East Kilbride area and in turn retain expenditure to the local area. At the same time, to ensure compliance with planning policy and to mitigate possible impact on the East Kilbride town centre, there is a need to control the nature of the retail offer to mainly bulky goods. It is considered that recommending the approval of this development proposal subject to conditions as set out strikes that balance. I, therefore, recommend that the application is approved, subject to the conditions attached.

7 Reasons for Decision

7.1 The development proposal as a bulky goods retail park will not undermine the vitality and viability of East Kilbride Town Centre, has no adverse impact on residential or visual amenity and raises no road safety concerns. The development complies with the provisions of the adopted South Lanarkshire Local Development Plan (adopted 2015) and the Proposed South Lanarkshire Local Development Plan 2 and, in addition, the proposal accords with the relevant Development Plan Supplementary Guidance.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

Date: 1 August 2019

Previous references

- ◆ EK/10/0056
- ◆ EK/12/0231
- ◆ EK/14/0057
- ◆ EK/17/0228

List of background papers

- ▶ Application form
- ▶ Application plans
- ▶ South Lanarkshire Local Development Plan 2015 (adopted)
- ▶ Proposed South Lanarkshire Development Plan 2
- ▶ Neighbour notification letter dated

- ▶ Consultations

Roads Development Management Team	19.06.2019
Roads Flood Risk Management	08.08.2018
SP Energy Network	22.08.2017
Scottish Water	31.08.2017
SEPA West Region & SEPA Flooding	25.05.2018 & 24.07.2018
Environmental Services	15.08.2018
Transport Scotland	26.09.2018
Countryside And Greenspace	18.08.2018
Network Rail	30.08.2017 & 26.07.2018
SPT	30.07.2019

►	Representations	Dated:
	The Mentholatum Company Ltd, Rob Yateman, Managing Director, The Mentholatum Company Ltd, 1 Redwood Avenue, Peel Park Campus, East Kilbride, G74 5PE	07.09.2017
	CBRE Limited on behalf of Orion, Sutherland House, 149 St Vincent Street, Glasgow, G2 5NW	21.09.2017
	CBRE on behalf of Orion, Sutherland House, 149 St Vincent Street, Glasgow, G2 5NW	13.04.2018
	J E Allan, 94 Franklin Place, Westwood, East Kilbride, G75 8LS	01.08.2018
	Colette Mansbridge, 30 Ocein Drive, East Kilbride, G75 8RJ	23.05.2019

Contact for further information

If you would like to inspect the background papers or want further information, please contact:-

Maud McIntyre, Planning Officer, Montrose House, 154 Montrose Crescent, Hamilton, ML3 6LB

Phone: 01698 455043

Email: maud.mcintyre@southlanarkshire.gov.uk

Conditions and reasons

01. That before works start on the development or before any materials are ordered or brought to the site, details and samples of all materials to be used as external finishes on the development shall be submitted to and approved by the Council as Planning Authority.

Reason: These details have not been submitted or approved.

02. That before works start on the development, details of all boundary treatment(s) shall be submitted to and approved by the Council as Planning Authority and thereafter all approved works shall be completed to the satisfaction of the Council prior to the development hereby approved being occupied or brought into use.

Reason: These details have not been submitted or approved.

03. That before works start on the development, a scheme of landscaping shall be submitted to the Council as Planning Authority for written approval and it shall include: (a) 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; (b) details and specification of all trees, shrubs, grass mix, etc., including, where appropriate, the planting of fruit/apple trees; (c) details of any top-soiling or other treatment to the ground; (d) sections and other necessary details of any mounding, earthworks and hard landscaping; (e) proposals for the initial and future maintenance of the landscaped areas; (f) details of the phasing of these works; and no work shall be undertaken on the site until approval has been given to these details.

Reason: In the interests of the visual amenity of the area.

04. That the approved landscaping scheme shall be completed to the satisfaction of the Council as Planning Authority during the first available planting season following occupation of the building hereby approved, whichever is the sooner, and shall thereafter be maintained and replaced where necessary to the satisfaction of the Council.

Reason: In the interests of amenity.

05. That before the development hereby approved is completed or brought into use, the entire access road and footpath network serving the development shall be laid out and constructed in accordance with the specification of the Council as Roads and Planning Authority.

Reason: In the interests of amenity and traffic safety.

06. That the developer shall arrange for any alteration, deviation or reinstatement of statutory undertakers apparatus necessitated by this proposal all at his or her own expense.

Reason: To retain effective planning control.

07. That between the hours of 0800 and 2000 the measured noise level emitted from the premises (LAeq (1hour)) shall not exceed the pre-existing background noise level (LA90 (1/2hour)) by more than 4dB (A) when measured in accordance with BS4142:2014 - Method for Rating and Assessing Industrial and Commercial Sound at buildings where people are likely to be affected. Between the hours of 2000 and 0800 the noise rating level emitted from the premises (LAeq (15mins)) shall not exceed the pre-existing background noise level (LA90 (1/2hour)) by more than 4dB when measured in accordance with BS4142:2014 at buildings where people are likely to be affected.

Reason: In the interests of amenity.

08. Detailed sound insulation calculations should be undertaken at the appropriate detailed design stage to ensure that internal noise levels comply with the internal noise levels contained in BS8233:2014/WHO Guidelines. The business operator shall submit to the Local Planning Authority a proposed independent consultant who shall undertake these detailed sound insulation calculations. This shall demonstrate that the projections as detailed within Sharps Redmore noise assessment of proposed mixed use development and residential development at Redwood Crescent, East Kilbride prepared on 12th May 2017 (5.0 Proposed residential development) are reliable.

Reason: In the interests of amenity.

09. In relation to construction noise, the applicant shall ensure that all works carried out on site are carried out in accordance with the current BS5228, 'Noise control on construction and open sites'. Prior to commencement of construction activities a detailed report identifying the projected noise impact at the nearest noise sensitive receptors shall be provided in accordance with the standard. The emissions at the NSR shall be cumulative and shall include mobile and stationary plant and equipment. The noise from any haul roads on site shall also be included. Corrections shall be made for variables such as the operating time and the relative cumulative impact value. This shall be corrected for attenuation shall be provided as an LAeq.1hr to be compared with either the pre-existing background level or using the ABC table within the British Standard. The applicant shall further ensure that audible construction activities shall be limited to, Monday to Friday 8.00am to 7.00pm, Saturday 8.00am to 1.00pm and Sunday - No audible activity. No audible activity shall take place during local and national bank holidays - without the prior written approval of the planning authority. Under exceptional conditions the above time restrictions may be further varied subject to written agreement with the council as Planning Authority.

Reason: In the interests of amenity.

10. Prior to development commencing on site, a scheme for the control and mitigation of dust shall be submitted to and approved in writing by the Council as Planning

Authority. No changes to the approved scheme shall take place unless agreed in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: To minimise the risk of nuisance from dust to nearby occupants.

11. That no development shall commence until details of surface water drainage arrangements have been submitted to and approved in writing by the Council as Planning Authority; such drainage arrangements will require to comply with the principles of sustainable drainage systems and with the Council's Sustainable Drainage Design Criteria and shall include signed appendices as required. The development shall not be occupied until the surface drainage works have been completed in accordance with the details submitted to and approved by the Council as Planning Authority. (Appendices 1, 2, 3, 4 +5).

Reason: To ensure that the disposal of surface water from the site is dealt with in a safe and sustainable manner, to return it to the natural water cycle with minimal adverse impact on people and the environment and to alleviate the potential for on-site and off-site flooding.

12. That prior to any work starting on site, a Flood Risk/Drainage Assessment and Independent Check shall be carried out, submitted to, and approved in writing by the Council as Planning Authority. This Assessment shall include confirmation that a suitable FFL is provided and procedures are considered to ensure access/egress can be obtained should flooding occur. The Assessment and Independent Check shall be carried out in accordance with the latest industry guidance listed within Section 4.0 of the Council's SuDS Design Criteria Guidance Note. (Appendices 3 + 4).

Reason: To ensure that the risk of flooding to the application site from any source is at an acceptable level as defined in the SPP and that there is no increase in the future flood risk to adjacent land as a result of the proposed development.

13. That the development hereby approved is restricted to seven non-food retail warehouse units to be used only for the sale of DIY goods, home furnishings, carpets & flooring, electrical & gardening goods, pet goods and motor vehicle accessories and for no other uses within Class 1 of the Town & Country Planning (Use Classes) (Scotland) Order 1997, without the prior written consent of the Council.

Reason: To safeguard the retail hierarchy including East Kilbride town centre and to retain effective planning control.

14. That the seven retail warehouse units hereby approved, Class 1 retail (mainly bulky goods), will not exceed the total of 16,073 sq. metres gross floor area. The proportion of floorspace devoted to the sale of the specified restricted goods categories (pet goods and motor vehicle accessories) is limited to 30% of the total (bulky goods and restricted goods combined). The five pod units will not exceed the floor areas shown in the application and supporting documentation.

Reason: In order to retain effective planning control and protect the town centre.

15. For the avoidance of doubt and notwithstanding the proposed provision in the Planning etc. (Scotland) Act 2006 that subdivision of the approved bulky goods retail units shall require planning permission.

Reason: In order to retain effective planning control.

16. Prior to the retail development hereby approved being brought into use the developer shall include provision for 30 No. electric charging bays on the retail site to the satisfaction of the Council as Planning Authority.

Reason: In order to retain effective planning control.

17. That the Travel Plan Framework contained within the Transport Assessment Addendum (dated July 2018) shall be developed following the opening of any part of the retail development.

Reason: In the interests of sustainability.

18. That prior to the bulky goods retail units being operational a Staff Travel Plan shall be submitted to and approved by the Council as Planning Authority.

Reason: To ensure sustainability in terms of reduction in staff vehicular journeys.

19. Further details regarding the specification and alignment of the existing footpath shaded green on Drawing No 2164-308 Rev C shall be submitted for consideration and approval. Thereafter the footpath shall be constructed in accordance with the approved details, to the satisfaction of the Council as Planning Authority.

Reason: This information has not been submitted.

20. Prior to development commencing on site, a dust management and monitoring scheme shall be submitted to and approved in writing by the Council as Planning Authority. The scheme shall thereafter be implemented in accordance with a programme to be agreed in writing with the Council as Planning Authority.

Reason: In the interests of amenity.

21. Before the food businesses are brought into use, the proposed method of ventilation shall be submitted to and approved in writing by the Council as Planning Authority. The proposed development shall not be brought into use until the ventilation systems are operational in accordance with the approved details. All odours, fumes and vapours generated on the premises shall be controlled by best practicable means to prevent them causing nuisance to occupants of nearby dwellings or premises.
The ventilation systems shall:
 - a) Incorporate systems to reduce the emission of odours and pollutants and shall thereafter be maintained as necessary.
 - b) Be constructed to by employing best practical means to minimise noise and vibration transmission via plant and the building structure.

c) Noise associated with the businesses shall not give rise to a noise level, assessed with the windows open, within any dwelling or noise sensitive building, in excess of the equivalent to Noise Rating Curve 35, between 07:00 and 20:00 hours, and Noise Rating Curve 25 at all other times.

d) The discharge stack shall:

1. Discharge the extracted air not less than 1m above the roof ridge of any building within 20m of the building housing the commercial kitchen.
2. If 1 cannot be complied with for planning reasons, then the extracted air shall be discharged not less than 1m above the roof eaves or dormer window of the building housing the commercial kitchen. Additional control measures may be required.
3. If 1 or 2 cannot be complied with for planning reasons, then an exceptionally high level of odour control will be required.

Reason: In the interests of amenity.

22. Details for the storage and the collection of waste arising from the proposed development shall be submitted to, and approved in writing by the Planning Authority. The agreed details shall be in place prior to the development being brought into use and thereafter be satisfactorily maintained.

Reason: This information has not been submitted and in the interests of amenity.

23. That controlled pedestrian crossing facilities shall be introduced at the following locations prior to any part of the development being brought into use. The aforementioned facilities will require to connect to the existing footway network where required. A design must be approved by Planning and Building Control Services and Roads and Transportation Services prior to commencement on site.
- Eaglesham Road east of Greenhills Road at the extension of the existing remote footway from Blaeshill Road; and
 - Redwood Drive approximately 130m north of the north road channel line of Eaglesham Road.
 - Greenhills Road at the existing remote footways which provide a link between Berriedale and Blaeshill Road.

Reason: In the interests of pedestrian and traffic safety.

24. That cycle parking shall be introduced in accordance with the National Development Guidelines, location and detailed specification of which shall be submitted and approved by the Council as Planning and Roads Authority prior to the commencement of site works.

Reason: In the interests of sustainability and to encourage cycling.

25. That a bus service strategy be submitted to and approved by the applicant prior to commencement on site. The strategy should progress with the potential to extend or divert the existing bus services to Redwood Crescent. The strategy should also include detailed plans showing the locations of the bus stop facilities which should include; shelters, power source for lighting, flag pole, road markings. The bus stop infrastructure must be introduced before the opening of any part of the development.

Reason: In the interests of sustainability.

26. That the Travel Plan Framework contained within the Transport Assessment Addendum (dated July 2018) be developed following the opening of any part of the retail development.

Reason: In the interests of sustainability.

27. That the improvement to Stewartfield Way exit and approach only as shown on drawing number 15033_014 shall be designed and introduced prior to the opening of the retail park.

Reason: In the interests of traffic safety.

28. All parking bays shall be dimensioned as per National Roads Development Guide, 2.5m x 5.5m with aisle width of 6m, to the satisfaction of the Council as Planning and Roads Authority.

Reason: In the interests of traffic safety.

29. That all surface or foul water arising from the development must be collected and diverted away from Network Rail Property. (Any Sustainable Urban Drainage Scheme should not be sited within 10 metres of railway infrastructure and should be designed with long term maintenance plans which meet the needs of the development).

Reason: In the interests of railway network safety.

30. That the development hereby approved shall not be occupied until the developer provides a written agreement from Scottish Water that the site can be served by a water scheme constructed to the specification and satisfaction of Scottish Water as the Water Authority, unless otherwise agreed.

Reason: To ensure that the development is served by an appropriate water supply.

31. That the retail units hereby approved shall not be merged into larger units or subdivided into smaller units for sale, lease or otherwise without being the subject of a further planning application to the Council as Planning Authority.

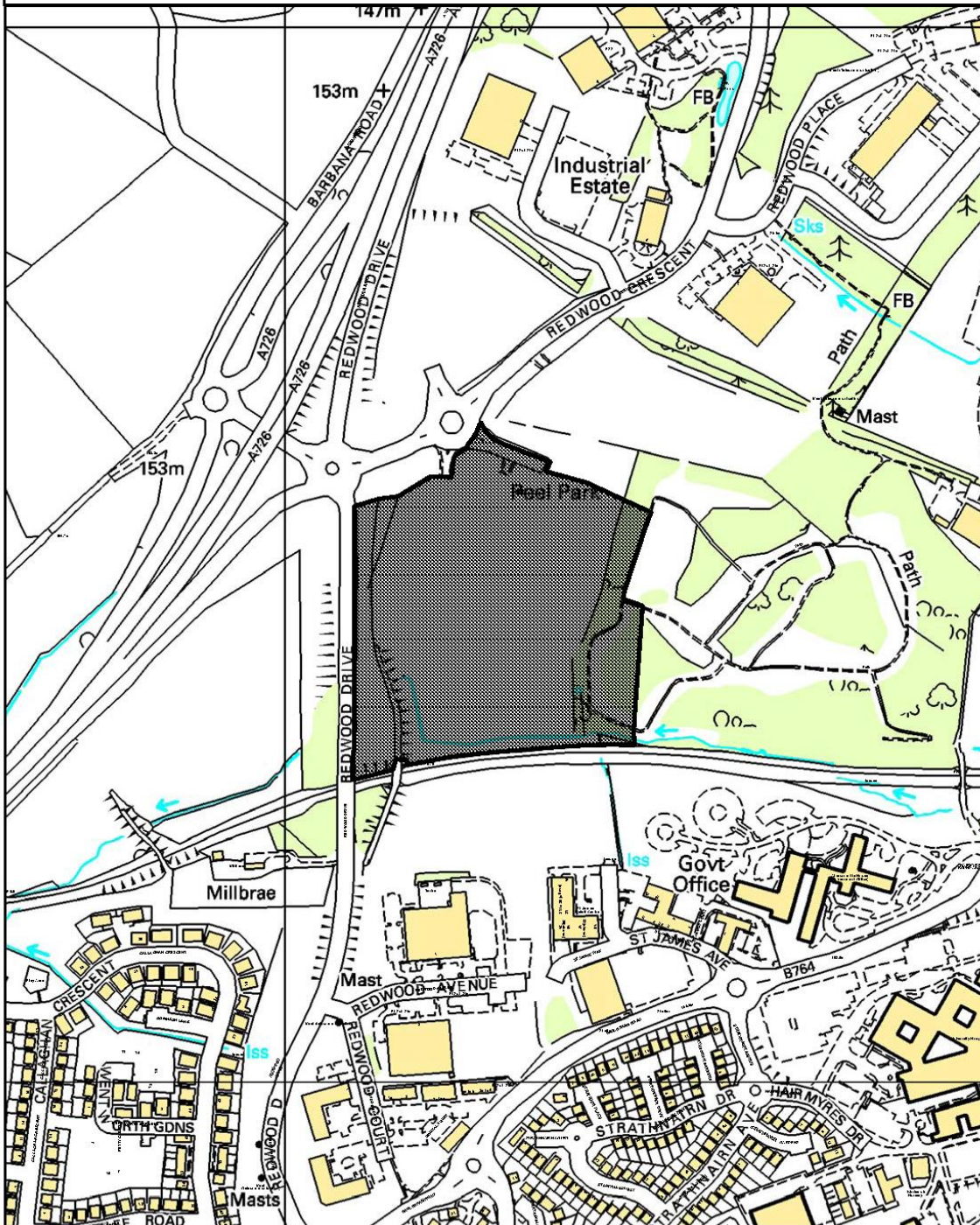
Reason: To safeguard the retail hierarchy including East Kilbride Town Centre and to retain effective planning control.

32. That the improvements on Redwood Crescent at its junction with Redwood Drive as shown on drawing number 155033_019_A be designed and introduced prior to the opening of the retail park.

Reason: In the interests traffic safety.

EK/17/0291

Land at Redwood Crescent, Peel Park, East Kilbride



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Scale:
1:5,000
Date:
10/07/2019



South Lanarkshire Council
Community and Enterprise Resources
Planning and Economic Development