

Proposed Residential Development at Abernethyn Road, Newmains

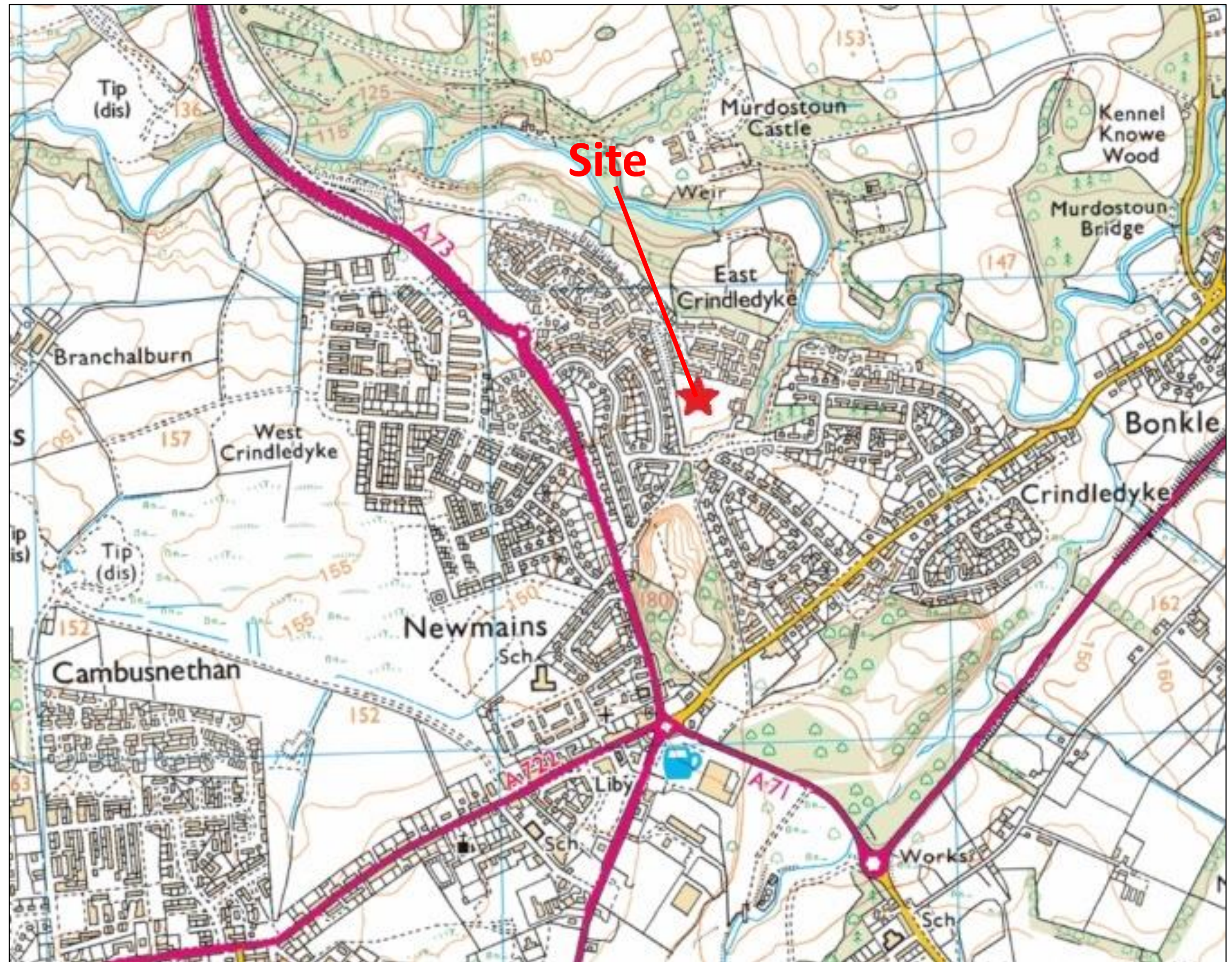
Introduction

This public consultation has been prepared by Icen Projects Ltd on behalf of the applicant, AS Homes (Scotland) Ltd, in support of an application for full planning permission.

A Proposal of Application Notice (PoAN) has been submitted to North Lanarkshire Council confirming the intention to submit an application for Planning Permission for residential development at Abernethyn Road, Newmains.

This consultation is a pre-application event and we are keen to obtain the views of the public on the proposed development as part of the statutory process. Any comments received by the applicant are not representations to the planning authority. If a planning application is subsequently submitted to North Lanarkshire Council, statutory neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposed development.

It is anticipated that a planning application for the proposed development will be submitted to North Lanarkshire Council in Spring 2022.



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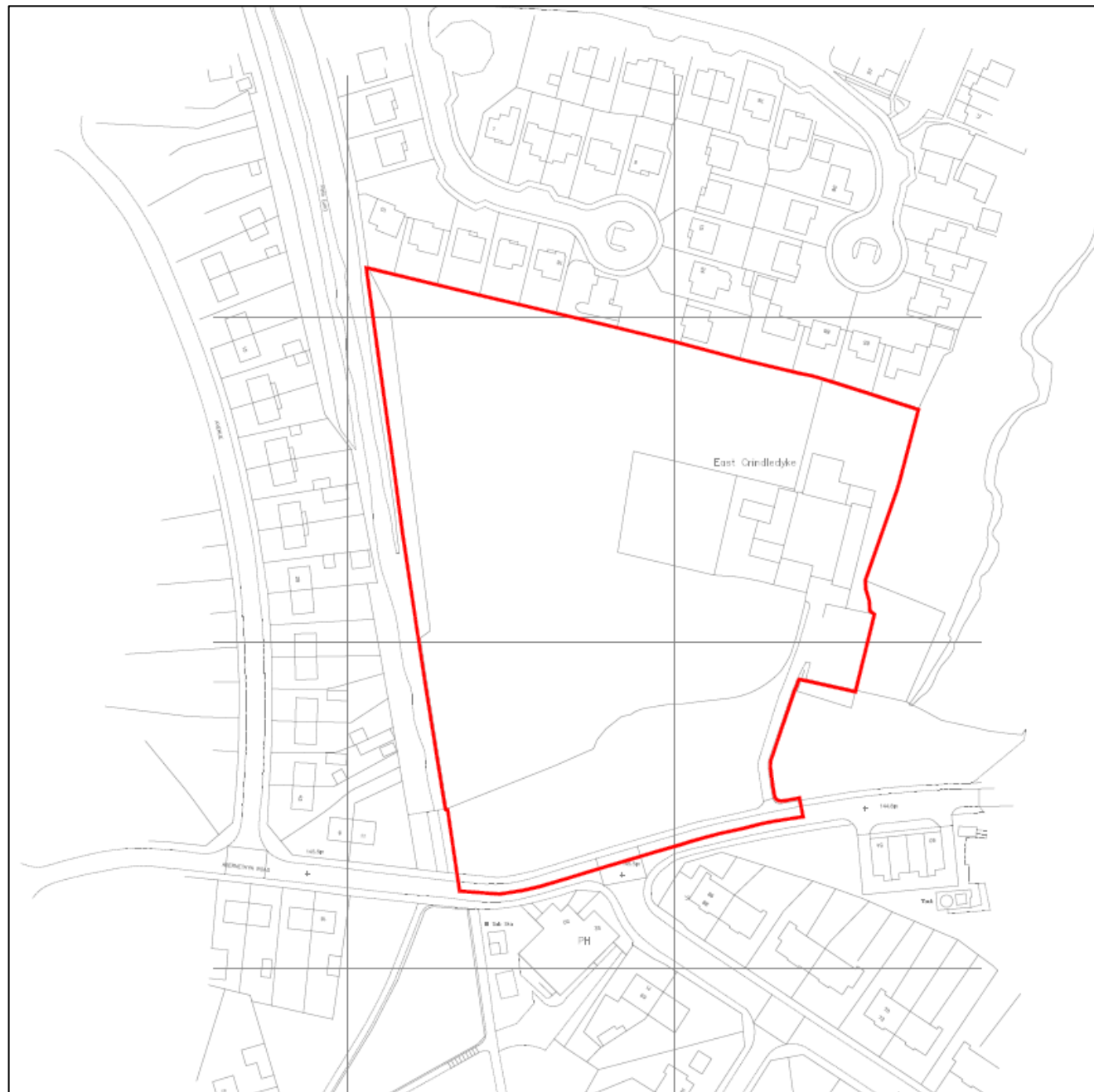
Site Location

The proposed development site is within the existing Newmains urban area and is located to the north of Abernethyn Road.

The site is bounded to the north by existing housing along Bell View and McMahon Drive, to the west by tree belt with housing beyond at Kilmichael Avenue and to the east by substantial, mature tree planting. A watercourse runs through the tree planting to the east.

The existing buildings within the site are now vacant.

Access to the site is to be taken from Abernethyn Road



Location Plan



Aerial View

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Development Plan

North Lanarkshire Local Plan

The North Lanarkshire Local Plan was adopted in September 2012 and sets out the Council’s land use vision for how the area should develop over a period of 5-10 years, along with the key objectives for achieving this vision.

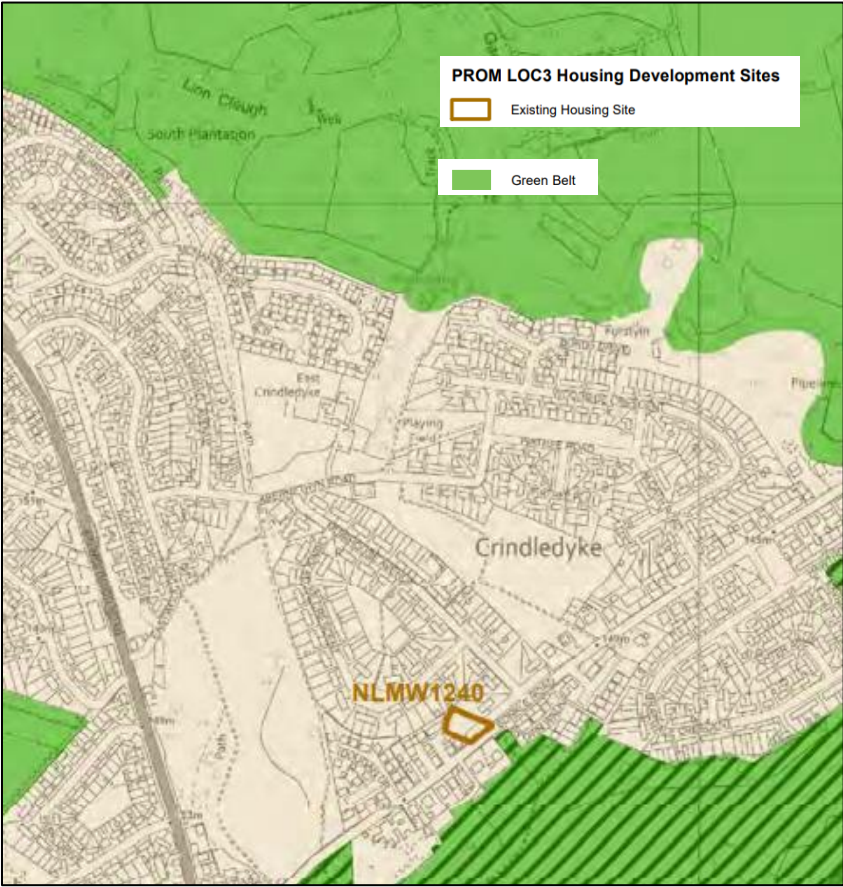
The site at Abernethyn Road is not subject to any specific allocations or designations within the Plan.

North Lanarkshire Local Development Plan Modified Proposed Plan

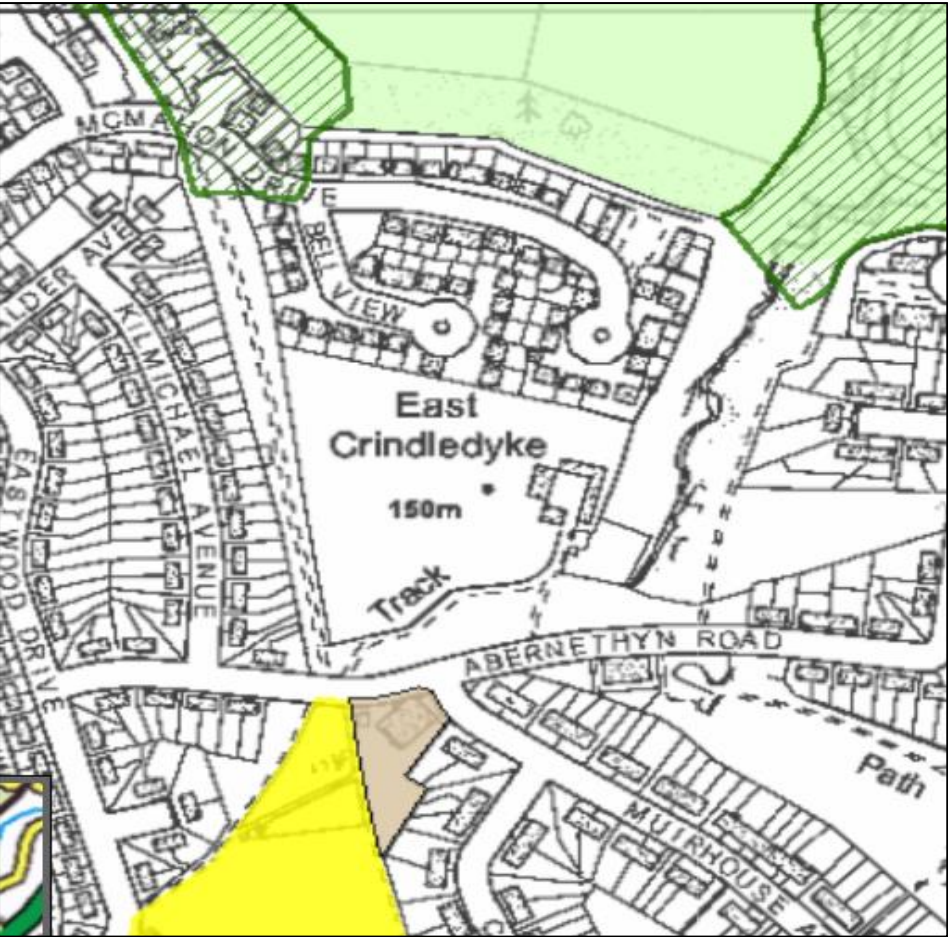
The North Lanarkshire Local Development Plan Modified Proposed Plan was published for consultation in 2018. The LDP Examination Report was published in May 2021, the LDP has not yet been adopted. The site is within the general urban area and has no specific allocations or designations on the Promote or Protect Maps within the Modified Proposed Plan.

The site is included in the 2019 Housing Land Audit as Abernethyn Road (Ref: NLMW1285) with an indicative capacity of 81 units

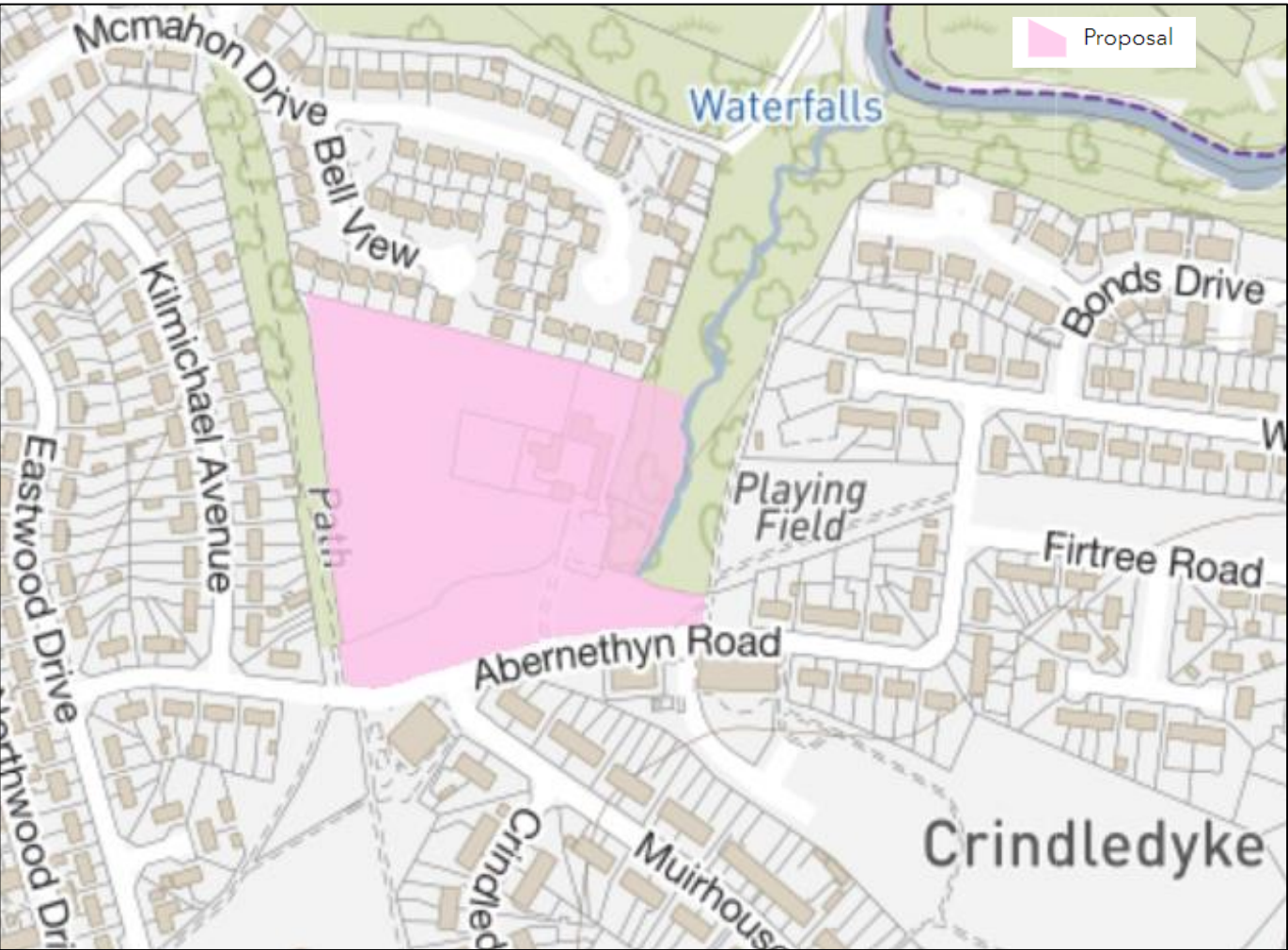
Wishaw Promote Map



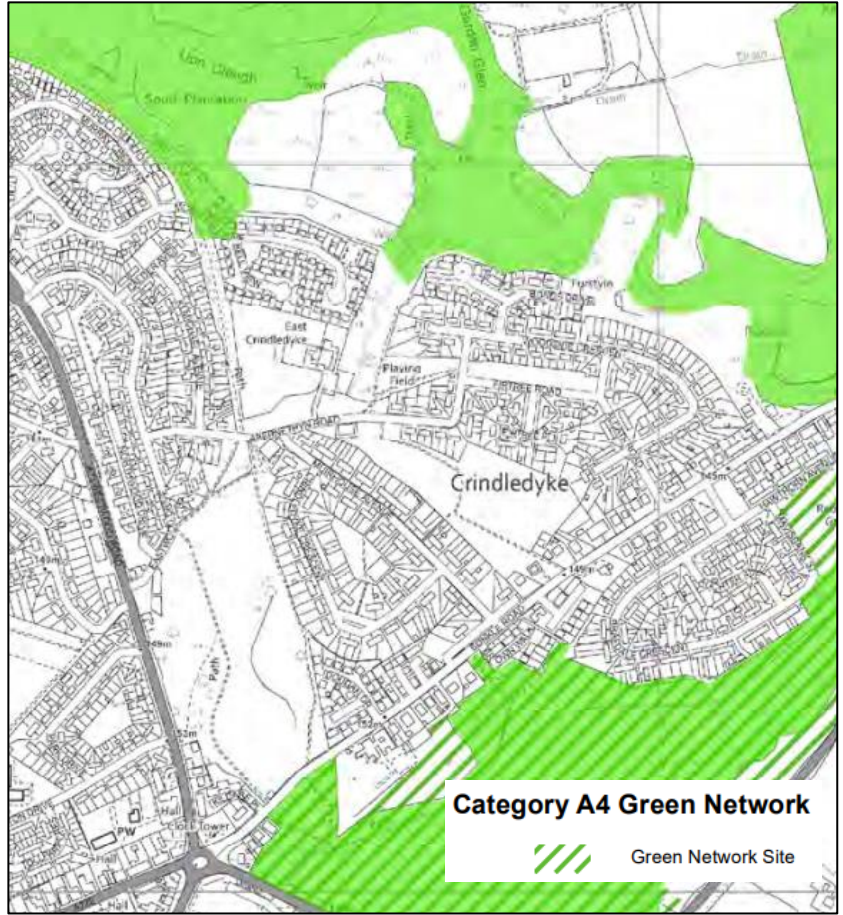
North Lanarkshire Local Plan (2012)
Proposals Map



Housing Land Audit 2019



Wishaw Protect Map



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Proposed Development

Having undertaken various site assessments and taking into account the requirements of the Council's Local Development Plan and various Council guidelines, the initial thoughts for the development of the site are set out on the draft layout plan.

It is proposed to follow the approach taken on the existing residential development adjacent to the proposed development site and effectively round off development at this part of Newmains.

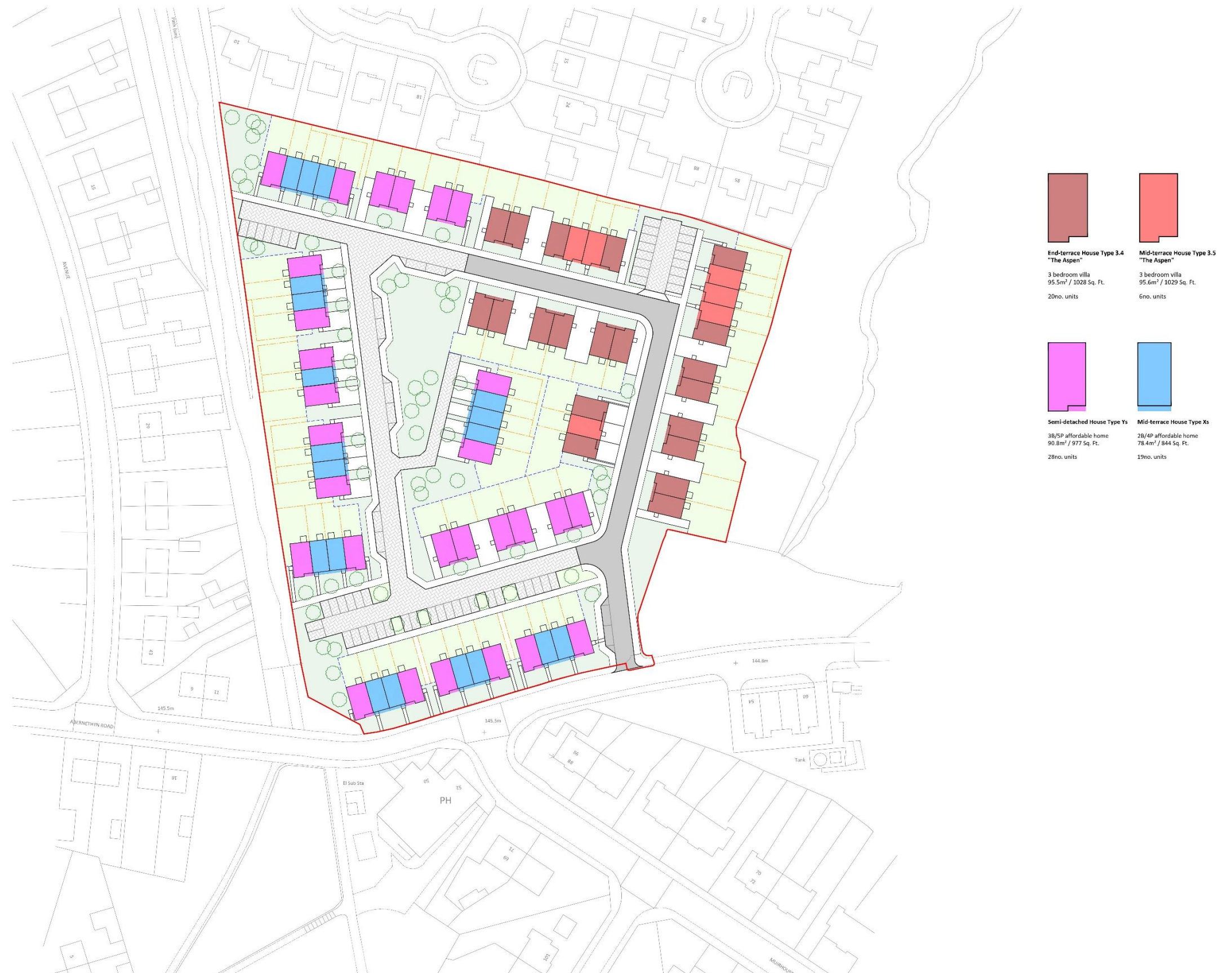
The style, type, size and mix of housing will be similar to the examples of other housing developed by AS Homes.

Access will be taken from Abernethyn Road.

The proposed development will be contained by the existing landscape features to the east and west and the proposed development will allow for opportunities to enhance planting, open space and footpaths within the development site.

The initial site layout plan indicates that the site can deliver 73 units, as a mix of two and three bedroom terraced and semi-detached houses.

The initial elevations and floorplans are shown on the following slides.



Site Layout Plan

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Proposed Development



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Proposed Development

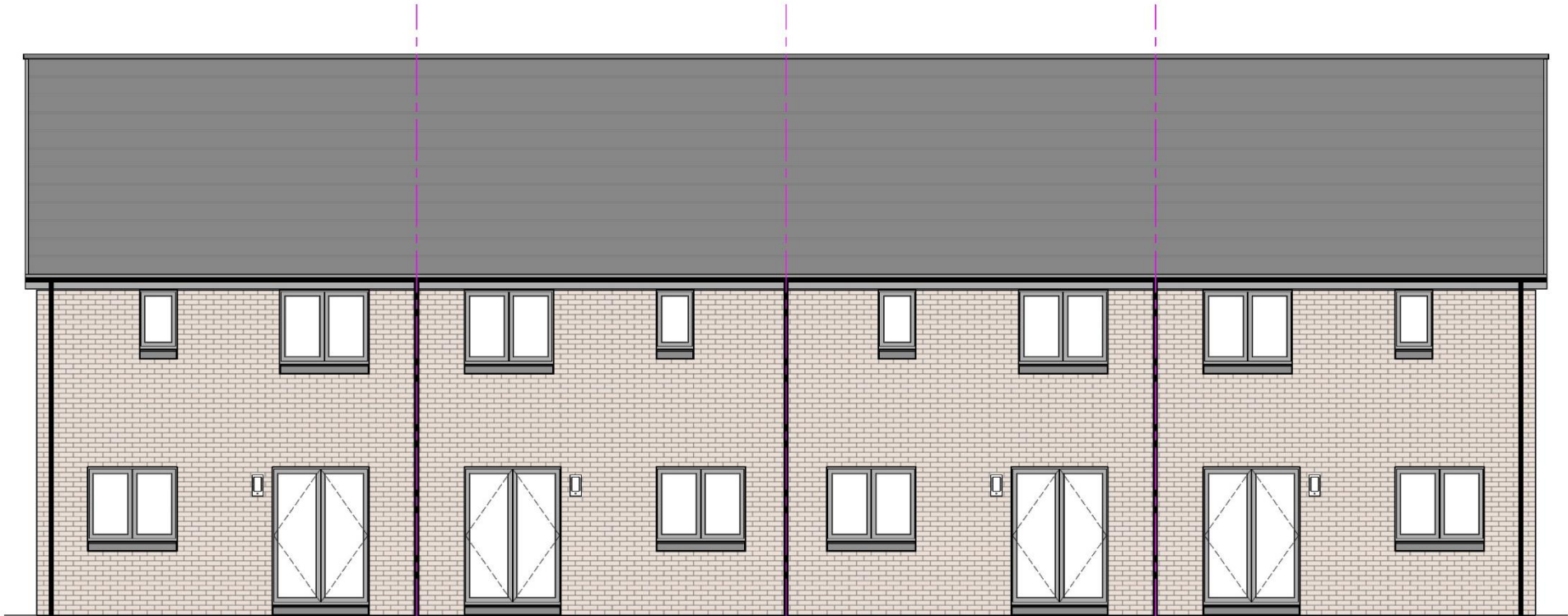


House Type 3.4 (end)
FRONT ELEVATION 1:50

House Type 3.4 (mid)
FRONT ELEVATION 1:50

House Type 3.4 (mid)
FRONT ELEVATION 1:50

House Type 3.4 (end)
FRONT ELEVATION 1:50



House Type 3.4 (end)
REAR ELEVATION 1:50

House Type 3.4 (mid)
REAR ELEVATION 1:50

House Type 3.4 (mid)
REAR ELEVATION 1:50

House Type 3.4 (end)
REAR ELEVATION 1:50

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Proposed Development

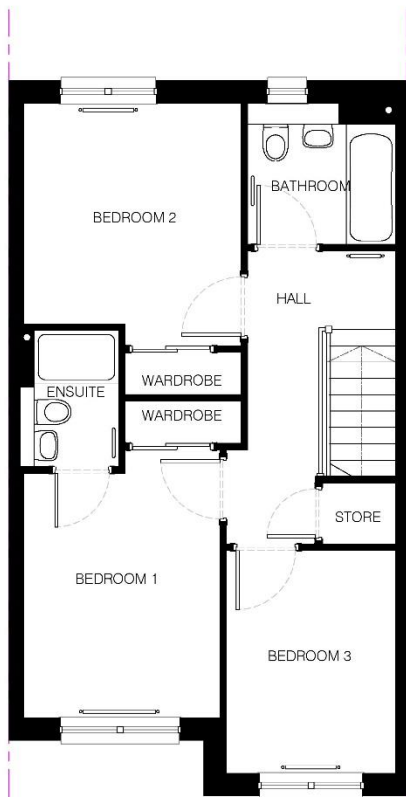


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Proposed Development



3.4 End / Semi
First Floor Plan



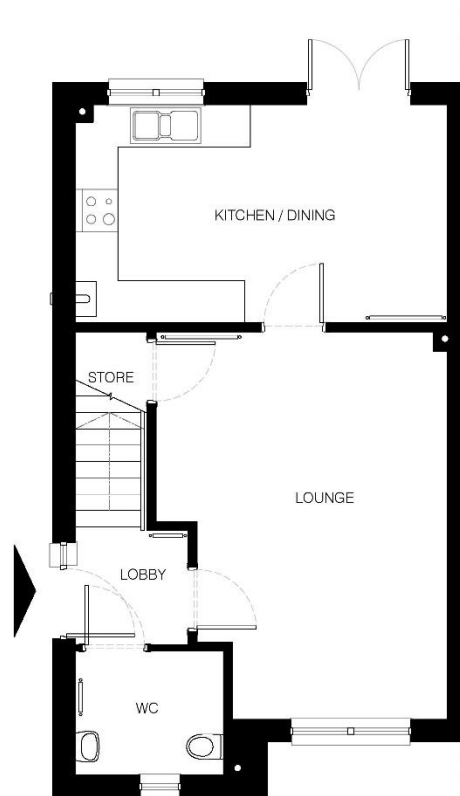
3.4 Mid
First Floor Plan



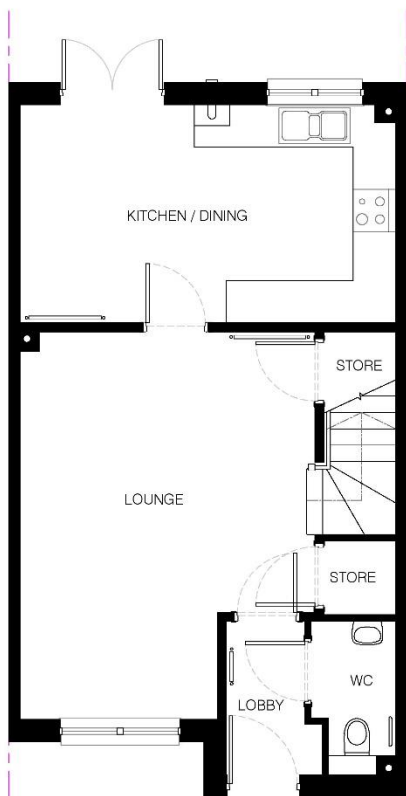
Y End / Semi
First Floor Plan



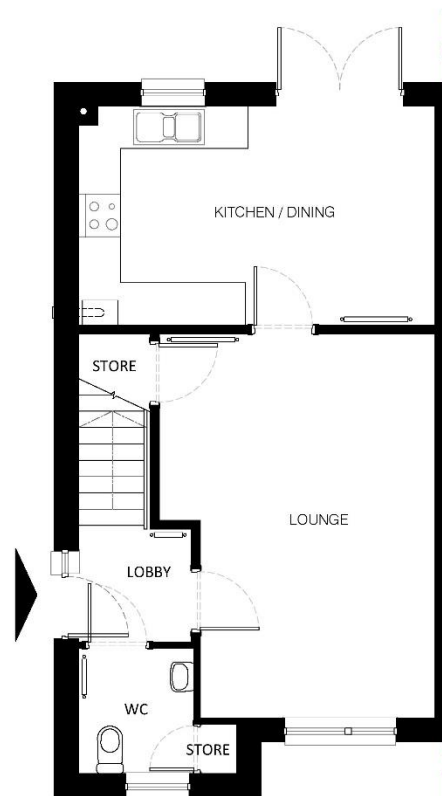
X Mid
First Floor Plan



3.4 End / Semi
Ground Floor Plan



3.4 Mid
Ground Floor Plan



Y End / Semi
Ground Floor Plan



X Mid
Ground Floor Plan

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Next Steps

It is anticipated that a planning application will be submitted in Spring 2022 for the proposed development.

As part of the planning application, a package of supporting reports and technical studies will be prepared by specialist consultants. Following this exhibition your comments will help inform the detailed proposals and plans for the site.

Any comments received will be summarised and set out in a Pre-Application Consultation Report which will explain the consultation undertaken on the proposals.

Please take the opportunity to complete an online feedback form or send comments via email to abernethyroad@iceniprojects.com

