

Updated Proposals

Latest Updates Following Your Feedback

We have actively engaged with the community and key stakeholders throughout this public consultation and complied with the statutory requirements as set out by the Scottish Government.

We value all of your feedback and appreciate your engagement to date including your attendance at our August event. The majority of your feedback has been supportive of the proposals, and you have raised some interesting suggestions and observations which we have taken on board.

Key Observations And Our Response

Your ask: How will you maintain access to the landscape east of the railway?

Our response: We have adjusted the extent of the proposed works to the north of the Meadowhead site to ensure that access to the east of the railway beside the River Calder is maintained, which is reflected in the latest proposals shown here.

Your ask: How will you maintain pedestrian safety at roundabouts and limit any difficulties from increased traffic?

Our response: Construction traffic will be restricted to New Craig Road and Robberhall Road (and the new RAI when completed) and will not affect O'Donnell Way and the RSF. We acknowledge your concerns regarding the speed of existing traffic on the existing roads and will also share these with North Lanarkshire Council to be addressed.

Your ask: How will you support wildlife and biodiversity through the remediation?

Our response: Wildlife and plant life are important and we have developed the landscape and ecology diagrams shown within this presentation to demonstrate our strategy for the preservation and augmentation of key landscape and ecology corridors around and within the proposed application sites.

Ravenscraig Ltd has appointed ecologists to undertake an ecological survey to support the future Planning Permission application. That will be assessed by the council and consultees during the determination process for the application.

Your ask: How will community benefits be part of the works?

Our response: The proposed developments for Ravenscraig bring several community benefits from local job creation and wider investment in the economy to the works enabling local housing. We are committed to nurturing a thriving community at Ravenscraig and will continue to collaborate with contractors and North Lanarkshire Council on wider community benefits.

Your ask: Will there be a school, retail units and other amenities on site alongside residential housing?

Our response: North Lanarkshire Council is responsible for the delivery of schools but at key stages of the delivery of housing to the north of the site, Ravenscraig Ltd made financial contributions to North Lanarkshire Council for the purposes of funding schooling in the vicinity. To date this has totalled £4.7m.

While this planning application concerns the preparation of brownfield land for future development, and not the development itself, future development as consented consists of further housing alongside supporting retail, grocery shop and amenity proposals.

Your ask: Will you consider wider consultation beyond Ravenscraig?

Our response: We have exceeded the basic requirements in accordance with the Scottish Government for this consultation. This includes notices published in North and South Lanarkshire newspapers, flyers posted in high footfall areas locally and interaction with stakeholders across Lanarkshire. We also published a website and regularly update our social channels with information, encouraging interaction from the wider population.

We appreciate your time and value your continued feedback. We are happy to engage further with existing and new stakeholders or interested parties.

We are really keen to hear your feedback! Here's how you can reach us:



- Email us at: Ravenscraig@perceptivecommunicators.co.uk
- Visit our website: <https://ravenscraig.co.uk>
- Write to us at: Perceptive Communicators, Suite 2.2, 65 Bath St, Glasgow G2 2BX

Introduction to Proposals

Purpose of the Exhibition

Ravenscraig Limited is preparing to submit a Planning Application in December 2024 to North Lanarkshire Council. We are seeking consent to undertake remediation works only on several key sites at the heart of the consented Ravenscraig masterplan to allow the development to progress in the future.

We are keen to explain our proposals to you and to gain your valuable feedback prior to submitting the application.



The Proposals

The Meadowhead and TC 1-3 sites are located over the footprint of the former Ravenscraig Steelworks and therefore underground obstruction and ground condition issues require to be addressed. The fundamental purpose of this site preparation project is to prepare these important development sites for development. Similar works are ongoing as part of the adjacent employment area (Ash Hill).



The Applicant and Team

The Applicant, Ravenscraig Ltd, is a Joint Venture consisting of Barratt Developments PLC, Tata Steel (the original steelworks owner) and Scottish Enterprise, formed specifically to drive the regeneration of the Ravenscraig Site.

The contractor and consultants listed adjacent have had a long term involvement in the regeneration of Ravenscraig and have provided technical support for the application.

Members of the team are on hand to answer your questions.



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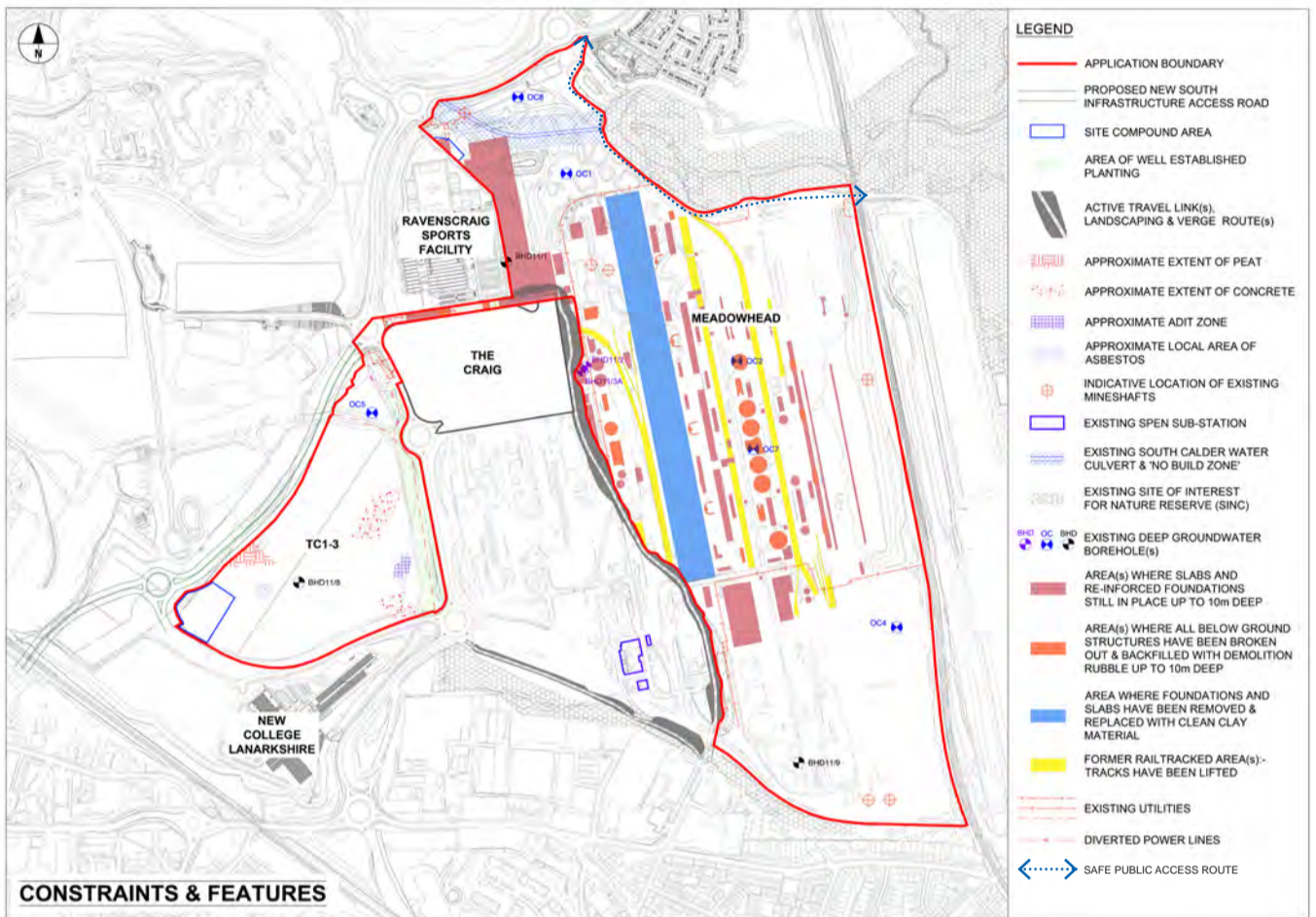
Site Works & Activities

Existing Site Conditions & Levels

To varying degrees, the sites are known to contain expandable furnace slag which was a by-product of the steel making process. This material is inert but moves when it absorbs moisture and therefore requires to be removed before the site is developed.

The sites are also known to contain underground structures left behind when the steelworks were demolished. These also require to be removed.

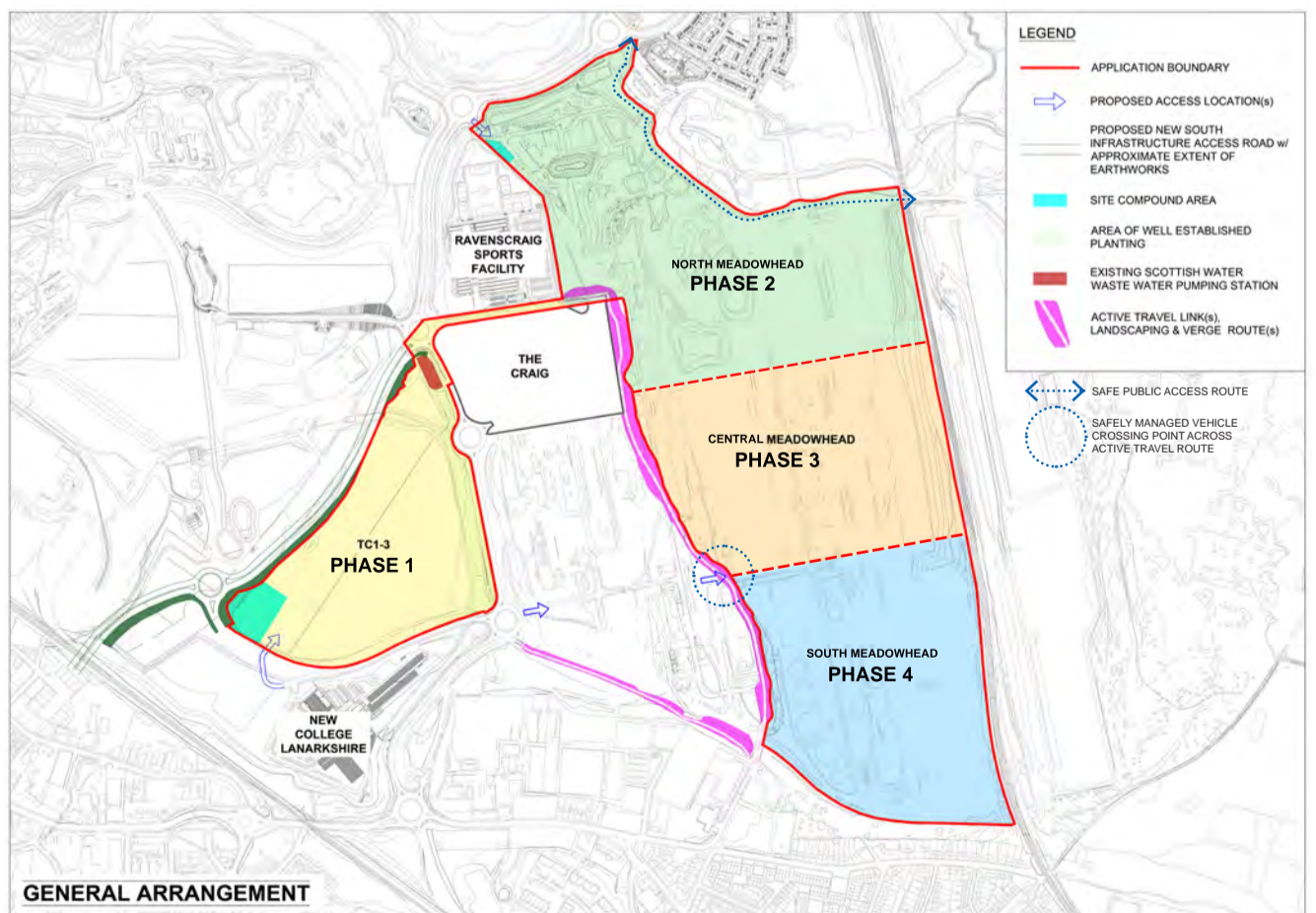
Existing ground levels will be reduced during the works as this material is removed and recycled. Earth bunding will be added to some edges of the site. On completion, the existing levels will generally be reinstated as platforms for future development.



The Contractors Proposals

K&T Plant Hire Limited is currently carrying out the remediation of the employment site (Ash Hill) and have been since 2019. They have the experience and resource to successfully undertake the proposed works to Meadowhead and TC1-3 sites and have carefully considered the methodology for undertaking the works. The works will broadly consist of:

- 600,000m³ of material will be removed from site and replaced with inert material.
- Material removed using lorries via the access points shown on the diagram below during the hours of 8.00am and 5.00pm, Monday to Friday, and 8.00am to 1.00pm, Saturday.
- The contractor’s site access and site establishment are show in the diagram below.
- Wheel washing and dust mitigation measures will be in place throughout the works
- Materials will be processed and stored on site as below.
- New materials will be brought to site in the same manner and rolled into place to provide a suitable load bearing development platform.



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Planning & Policy Context

Consented Ravenscraig Masterplan

Outline planning permission (OPP) was granted in 2005 for redevelopment of the Ravenscraig site. This led to residential development at Carfin and Cleekhmin to the north, significant roads and infrastructure works and the delivery of the Ravenscraig Regional Sports facility (RSF), New College Lanarkshire and others.

A Planning Permission in Principle (PPiP) for an updated masterplan was approved in November 2020 (ref: 18/00463/PPP). This defines a mixed use town centre comprising residential, retail and amenities, of which our application sites TC 1-3 form a central part, and our application site at Meadowhead which will comprise residential with local retail and amenities.



Ravenscraig Access Infrastructure (RAI) South

Separately, but in accordance with the masterplan, North Lanarkshire Council are progressing this key road link funded by the Glasgow City Region City Deal. A major bridge under the West Coast Main Line has been completed. This is a key component to progressing development of the masterplan.



Our Proposals - Planning Requirements

As noted, we have PPiP consent for the uses proposed on the application sites. However additional Detailed Planning Consents are required for all aspects of the design of each site. Our Planning Application is restricted to the removal of unsuitable materials and replacement with materials suitable for the consented future uses. Considerations that we will address in our detailed proposals will include:

- Identification of existing site ecology and any protection measures.
- SEPA liaison and licensing.
- Analysis of the existing material and methodology for safe movement and recycling.
- Confirmation of any on-site working or treatment of materials.
- Site boundary security and access.
- Wheel washing and dust control.
- Water run off (if any) control.
- Traffic generated by proposed vehicle movements.
- Noise.
- Air Quality.

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Key Site Considerations

Programme

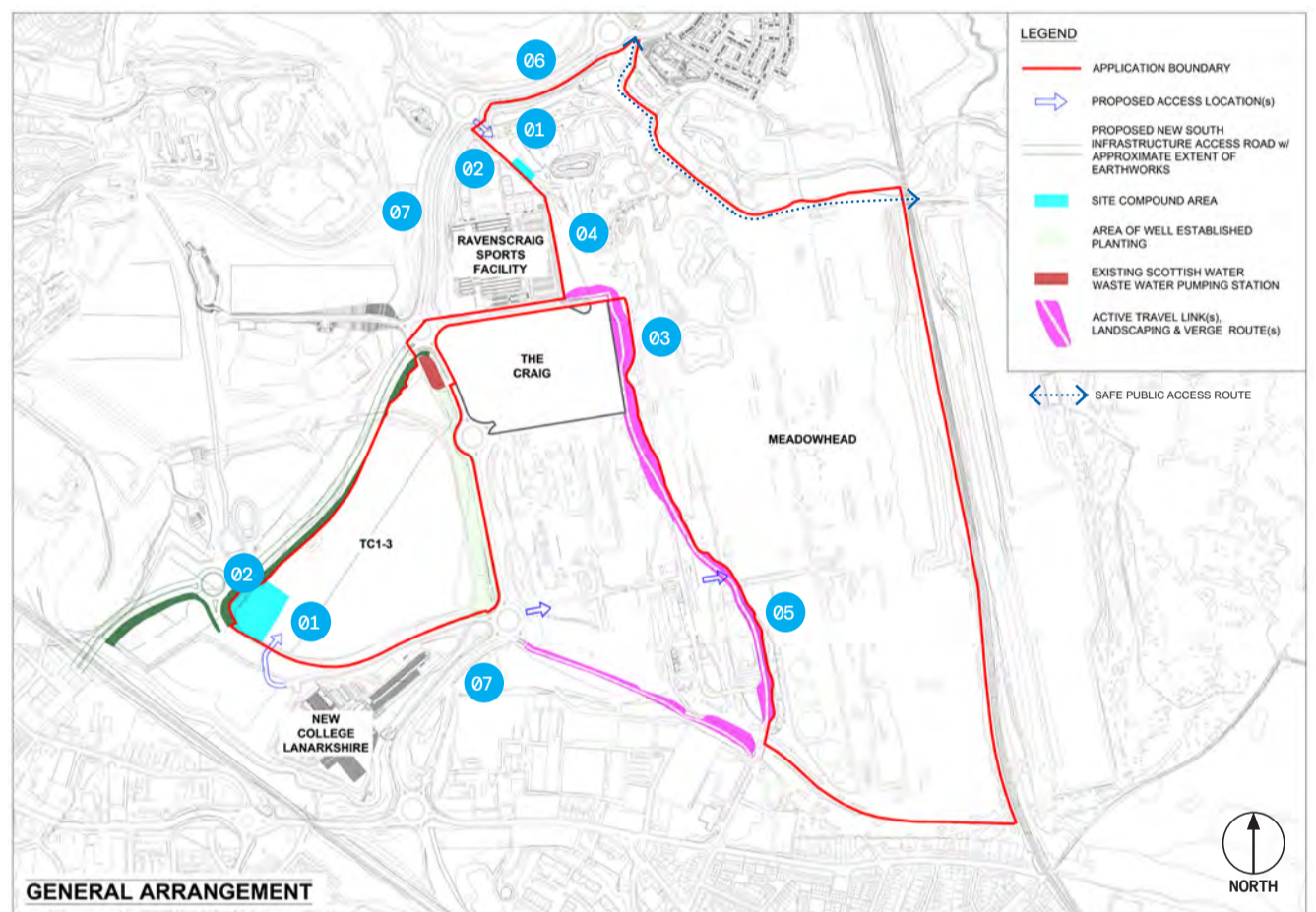
- A site start is anticipated in Summer 2025 with phased completion as follows:
 - Plots TC 1-3 - 3.5 years.
 - Northern Section of Meadowhead - 5 years.
 - Mid Section of Meadowhead - 7 years.
 - Southern section of Meadowhead - 10 years.

Site Access & Security

- The site access point (1) is as shown on the diagram below. This will be secure and controlled by the adjacent site establishment (2).
- Site security will be provided at all times throughout the works.
- Particular boundary security will be provided adjacent to The Craig park (3), The Regional Sports Facility (4), active travel routes (5) and adjacent roads/pavements (6).

Vehicle Movements

- All site operatives and visitors will park within the site.
- It is anticipated that up to 6 two-way HGV vehicles per hour will use the route identified (7).
- To support the proposals a Construction Traffic Management Plan (CTMP) will be prepared to assist in minimising impacts on the network. The CTMP will be agreed with the Council and finalised for use by the contractor.



Dust

- The nearest dust-sensitive receptors are at the New College Lanarkshire Motherwell Campus, the Regional Sports Facility, open public spaces and residential areas at Old Meadow Walk/Rosebay Drive; Meadowhead Road to the south and Roedeer Drive/Ravenscliff Road to the north.
- Our assessment will assess the potential dust impacts in terms of the IAQM's Guidance on the assessment of dust from demolition and construction (January 2024 version 2.2) and Scottish Government's PAN 50 Annex B.
- The assessment will identify the phases and levels of activity using the qualitative methods proposed by the IAQM taking account of the scale/magnitude/intensity of operations and the sensitivity and proximity of receptors.
- The impacts from the scheme will be controlled through a Construction Management Plan to be approved by the planning authority.

Noise

- The nearest noise-sensitive receptors are at the New College Lanarkshire Motherwell Campus, and residential areas at Old Meadow Walk/Rosebay Drive; Meadowhead Road to the south and Roedeer Drive/Ravenscliff Road to the north. The works will be conducted during daytime hours only.
- Our assessment will assess the potential noise impacts in terms of the Scottish Government's PAN1/2011, the associated Technical Advice Note (TAN) assessment framework, PAN 50 Annex A, and BS 5228:2009+A1:2014.
- Environmental noise is potentially a key issue for this project so it will be essential to ensure that the baseline surveys are robust, with sufficient temporal and spatial resolution. The assessment will predict noise for the phases closest to noise sensitive receptors and assess against the current baseline. The impacts from the scheme will be controlled through a Construction Management Plan to be approved by the planning authority.

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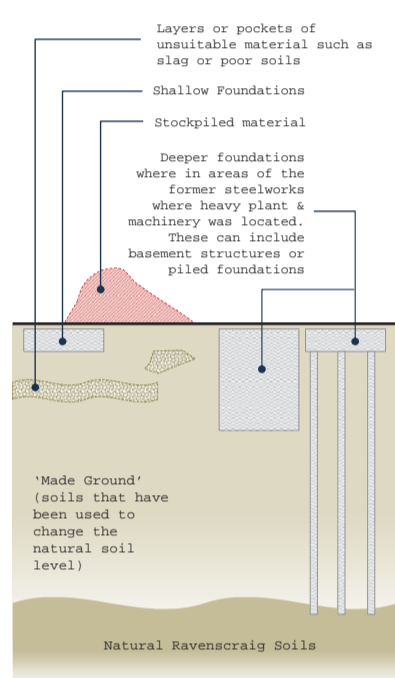
Site Remediation

Contamination Considerations

- The key contamination considerations are ensuring the final platform materials are safe with respect to human health and the wider environment, and dealing with hotspots of contamination.
- The works will also be designed to ensure safety during construction.
- The application area has had several phases of intrusive investigation, and we have enough information for the planning application and for an outline contamination remediation strategy. Further investigation and assessment will be undertaken after the planning application.
- Depending on the nature of the soils used in the platform, additional mitigation measures may be needed for the final development (e.g. clean cover soils and ground gas protection measures for residential properties), but these will be subject to detailed design as part of future planning applications.

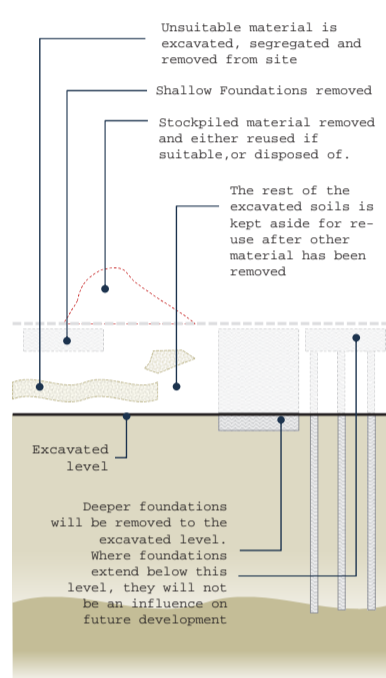
Remediation Approach

1 - Various Identified Ground Constraints



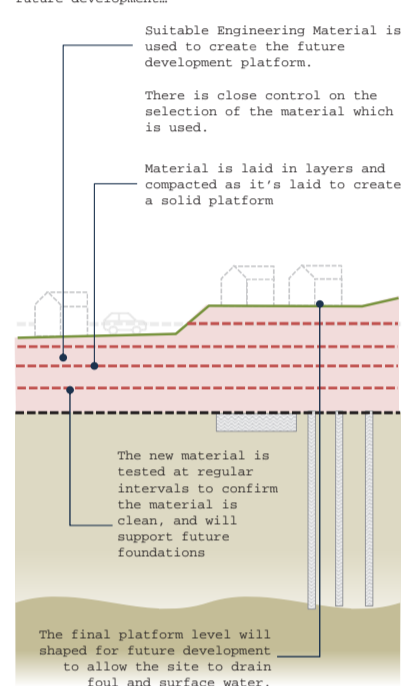
2 - Remediation Work

Levels across the site will be excavated in phases to below the level where the Ground Constraints exist...



3 - Final Remediated Platforms

With the various constraints removed, the new development platform is created ready for future development...



Landscape Proposals

The ground remediation works will necessitate the removal of existing scrub and grass vegetation in order to remove the furnace slag and underground structures, and regrade the ground levels to create the future development platforms.

There is a potential opportunity for existing vegetation to be retained in areas where ground will be undisturbed, or for additional landscape planting on the site periphery where possible, these options are being explored further prior to the Planning Application being made. Please refer to the next banner.



Biodiversity

The Site's existing biodiversity value is being assessed to inform the Planning Application. Biodiversity enhancement plans will be submitted with the Planning Application for North Lanarkshire Council assessment. Please refer to the next banner.

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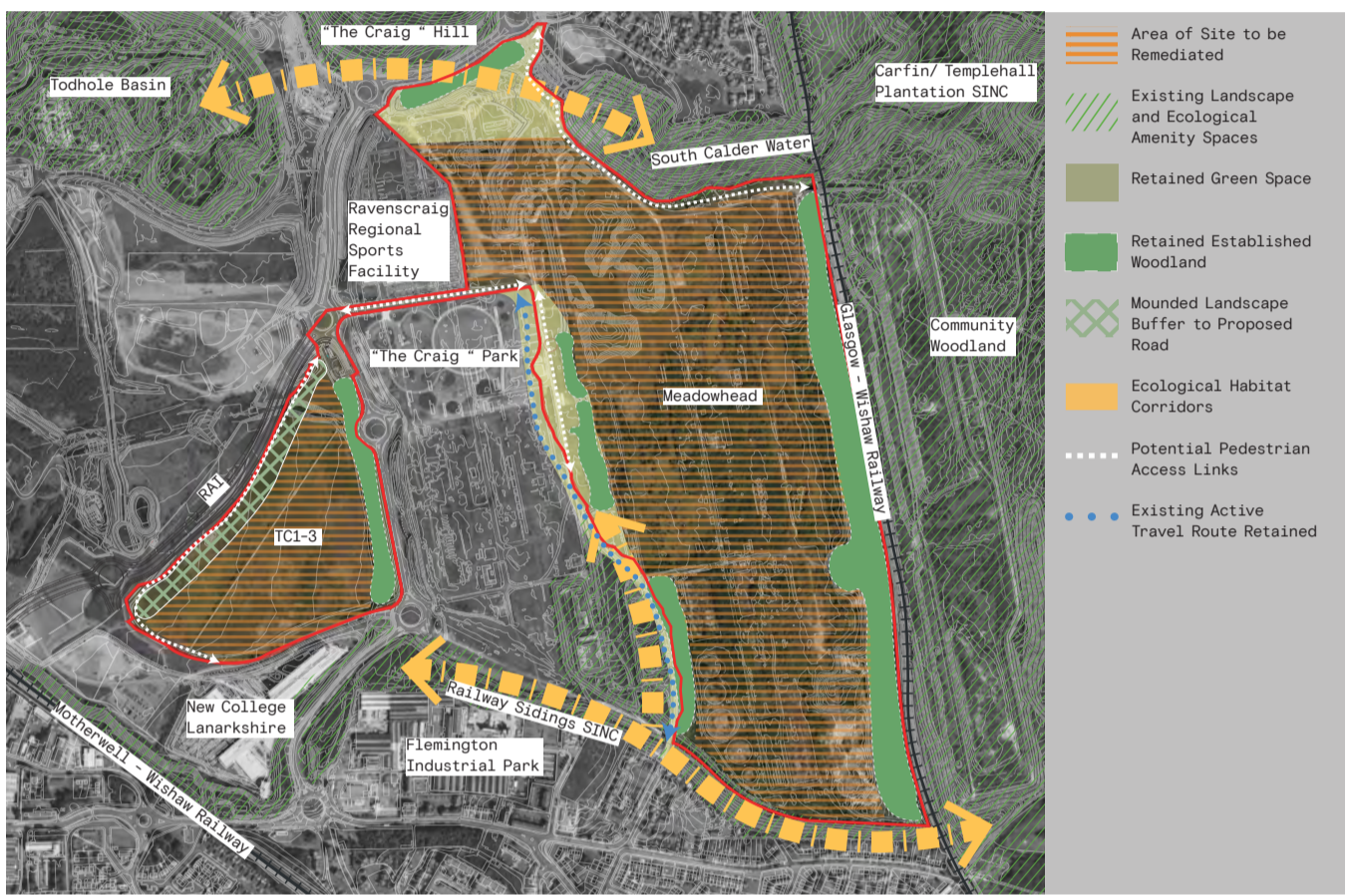
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Landscape & Ecology

Landscape Proposals

The diagram and annotated photos indicate the approach we are developing in relation to the landscape, ecology and biodiversity interests on the Meadowhead and TC1-3 sites.

The existing active travel route is a key feature adjacent to the Meadowhead site and would be retained. There are additional potential access routes which could also be retained to facilitate safe pedestrian access in parts of Meadowhead. For example, the route adjacent to the South Calder Water, would allow the public to continue to access the community woodland area east of the Glasgow-Wishaw railway, and the section of path running parallel to the active travel route would allow a circular walking loop to be retained. There are existing areas of nature conservation interest which are important to retain and expand where possible. There may be an opportunity to work in conjunction with the Ravenscraig Access Infrastructure (RAI) project to create an area of designed landform and planting, which could fulfil a dual purpose of providing an attractive visual barrier and landmark between the new road and the TC1-3 site, and providing additional habitat in this part of the site. The details of potential access routes, additional planting and landform would be developed further prior to the submission of the planning application.



The existing active travel route and adjacent seating, play elements and wildflower grass areas on the west side of the Meadowhead site would continue to be open for public access at all times during the remediation works.



Selected existing footpaths within the site boundary could potentially be retained for pedestrian access / dog walking during agreed phases of the remediation works.



Existing access path towards the railway under bridge retained to allow access to the community woodland east of the railway embankment



Existing views across site - access to existing locations which provide views towards surrounding landscape features such as the South Calder Water and the Regional Sports Centre should be retained where possible.



Existing area of screen planting to west of Robberhall Road to be retained

Ecology

Ecology surveys have been undertaken of the site to assess the habitats and their potential to support protected species. This recorded:

- Broad-leaved woodland dominated by birch, willow, rowan, sycamore, and alder.
- Shrub dominated by alder, willow, birch scrub and broom.
- Semi-improved neutral grassland, crested dog's-tail, Yorkshire fog, and false oat grass.
- Areas of hard standing.

The Site offers suitable habitats for a range of common, protected, and notable species, such as foraging/ commuting bats and badgers. The site also offers suitable habitat for a range of common passerine birds and invertebrate species.

The Ecology Report will include a number of measures to safeguard species protected by law and opportunities to enhance biodiversity. These will be discussed and agreed with North Lanarkshire Council prior to works commencing and are likely to include:

- Key wildlife corridors will be retained to enable wildlife to move across the site throughout works.
- Works will be planned to include a series of appropriate mitigation to minimise potential disturbance to protected species.
- New wildlife and landscape corridors will include native tree, shrub, grass, and wildflower species appropriate for the area.

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Next Steps & Feedback

Thank You

Thank you very much for dropping in to see us today. We appreciate your time and would appreciate your feedback. There are a number of ways that you can leave us with your comments:

- By filling out a feedback form available at this exhibition.
- By visiting our website at <https://ravenscraig.co.uk/>
- By emailing us at Ravenscraig@perceptivecommunicators.co.uk
- By writing to Perceptive Communicators at the address at the bottom of each banner.

Please do not make comment to North Lanarkshire Council at this point as we are several weeks away from lodging a Planning Application.

Next Steps

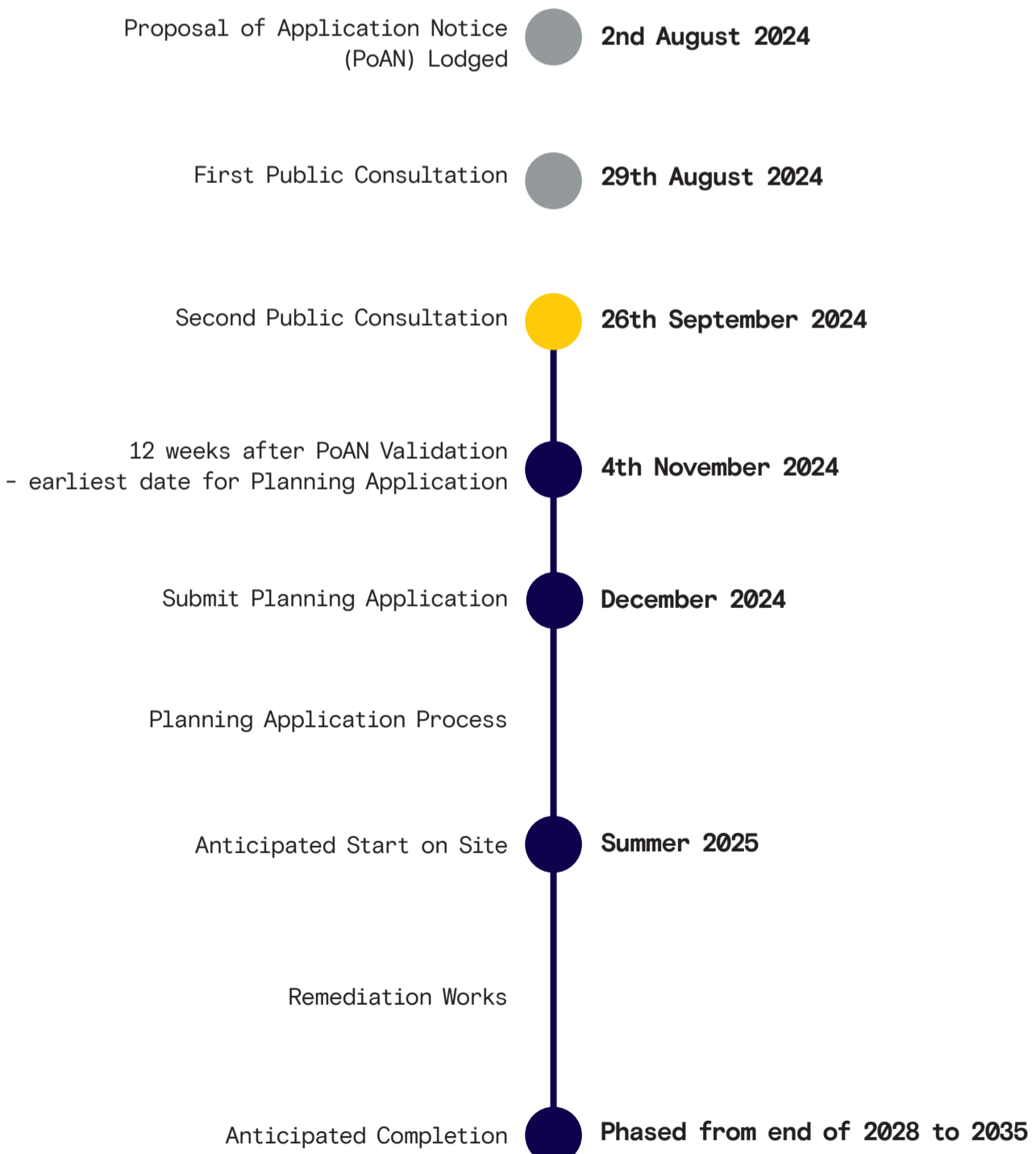
Due to the site area of the proposed Planning Application, it constitutes a 'Major Planning Application' under Scottish Planning Legislation. This requires a 12 week pre-application process and this second Public Consultation is a key part of that process.

We will collate and consider all of the feedback received and are undertaking pre-application consultation with North Lanarkshire Council. We are also undertaking ecological surveys to inform our Planning Application.

This second consultation event contains developed proposals that reflect the valuable feedback received during and after the first event on 29th August 2024.

This second consultation event will gather further feedback to be considered which will be reflected within the Planning Application. We intend to submit our Planning Permission Application in December 2024.

There will be an opportunity to make further comment to North Lanarkshire Council in the period after our Planning Application has been lodged.



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