

21. Old Works, Ben Nevis Industrial Estate, Fort William, Highland



2.26 hectares (5.6 acres).

The site is listed as being in other private ownership and has been derelict since 1981-85.

The former use is listed as "other". (historic mapping shows power uses in this area, possibly hydro-electric, but the specific subject site's former use remains unconfirmed).

Development potential is listed as "unknown" due to uncertain/ insufficient information.

Site characteristics: The nature of the site's dereliction is classed as Categories 1 and 2. A large, backlying plot with access to the A82 North Road through the Ben Nevis Industrial Estate or (potentially) via the manufacturing plant site to the north-east. It is not known whether the site is serviced or not and it is nearly four decades since it was declared derelict.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
1, 2	Some surface water flooding in area but no obvious waterbodies, could likely be managed with drainage solutions	✓	X	X	X	X

Planning: The Highland Council's West Highland and Islands Proposed Local Development Plan allocates the subject property for industry, and includes it within a wider site allocation identified as FW26. Developer to prepare masterplan/developer brief which must address a number of detailed design and technical issues including, but not limited to, Flood Risk & Drainage Impact Assessment, Transport Assessment including details of access improvements and possible development setback from neighbouring waste storage and distribution uses and from Ben Nevis Distillery (HSE Hazard), and possible Land Contamination Site Investigation and Peat management plan to demonstrate how impacts on peat have been minimised.

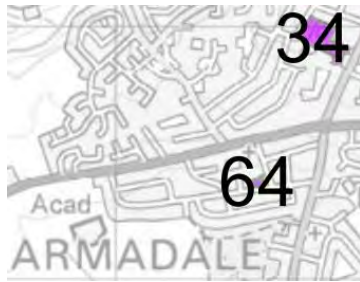
Market: The site is backlying in an industrial area north-east 1 mile north of Fort William town centre. The site shape is inferred from maps as the purple point on the register does not delineate it. The site is not known to be currently advertised on property listings. Access through the industrial estate and site constraints as above indicate employment as the most likely use. SNH notes that only green infrastructure use would be for local employees due to separation from communities.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 3,830 SIMD Decile

22. Ex Gasholder, Armadale, West Lothian



2.13 hectares (5.3 acres).

The site is owned by a private gas company and has been derelict since 2001-04.

It was formerly in use for gas storage and contained gas holders.

The register allocates the site medium term development potential.

Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable. Road access to the B8084/ North Main Street east of the site is available. The extent of servicing given the former use for gas storage, its prolonged period of use as a gas works and related activities is unclear.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
99	Parts lie within	✓	X	X	X	X

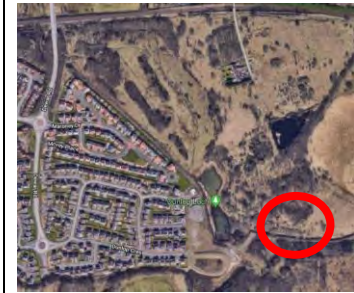
Planning: The West Lothian Local Development Plan (Adopted 2018) does not allocate the subject site for any specific use, although the site lies within the settlement envelope of Armadale. As such, in principle, there is a general presumption in favour of its redevelopment, the most appropriate use being residential. Access issues would require to be resolved and also potential ground conditions and contamination addressed. Potential land consolidation exercise to allow for a more comprehensive redevelopment of the area as there is an adjacent small allocated housing site (H-AM 1) that has had planning permission for c 10 units but the last application has lapsed.

Market: A large, regular-shaped site 400 metres north of Armadale town centre, within an established urban area. Situated between housing and community uses and opposite a recreation area. The site is not known to be currently advertised on property listings. SNH notes that the site is close to parks and recreational areas, and could have potential as allotments. However, the local authority consider given the type of use from a former gas works and legacy of potential contamination that residential development would be preferable than allotments as there is no demand for allotment use in Armadale and the potentially costly **decontamination** of the site would require a higher value end use.



SIMD Rank: 2,186 **SIMD Decile: 4**

23. Former Gartloch Distillery, Chryston, North Lanarkshire



1.98 hectares (4.9 acres).

The site is in private ownership and has been derelict since 1980 or earlier.

The previous use was manufacturing. (*The Story of Chryston records that production commenced in 1900 and ceased in 1927. The production buildings (pictured) were demolished in 1935 and the warehouses in 1987.*)

The register indicates that it would be uneconomic to develop the site.

The site in 2018



Site characteristics: The nature of the site's dereliction is classed as Categories 1 and 3. The site is in the countryside and has been disused for many decades.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
1, 3	Awaiting info	✓	X	X	X	X

Planning: The site is located within the green belt with development limited to those deemed acceptable under Policy NBE 3: Assessing Development in the Green Belt and Rural Investment Area. It is also located within an area identified as Sites of Importance for Nature Conservation (NB1 A4A).

Market: The site is in the countryside and in the register the site is noted as being considered uneconomic to develop. The site is not known to be currently advertised on property listings. The residential market potential below is simply to note that the site is on the edge of Chryston; as noted above it has significant environmental designations and SNH notes the Seven Lochs Wetland Park with potential for secondary cyclist and pedestrian routes.

Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure
				TBC	

SIMD Rank: 3,085 **SIMD Decile: 5**

24. Greenlaw Farm, Greenlaw Hill, Carnoustie, Angus

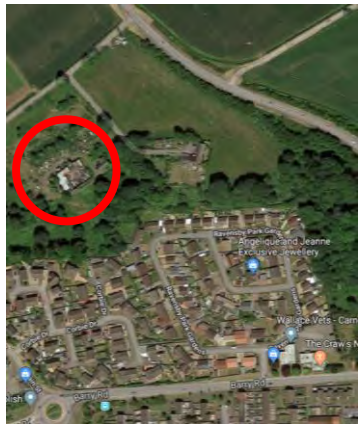
1.5 hectares (3.7 acres).



The site is in other private ownership.

It has been derelict since 2001-04 and was formerly in agriculture use.

The register classifies the site as being developable in the medium term.



Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. The site access appears to be via Greenlaw Terrace. There is evidence of derelict structures on the site however most of it appears to be undeveloped and the extent of any servicing is unclear.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
1	Lies outwith	✓	X	X	X	X

Planning: The Angus Local Development Plan identifies the subject site as “C4 Opportunity Site – Greenlaw Hill”. The LDP notes that the site extends to 3.2 ha of land at Greenlaw Hill and provides an opportunity for residential development which should reflect the rural setting and open nature of this site, and its prominence at the entrance to Carnoustie on the Upper Victoria Link Road. Vehicular access arrangements will be from the Upper Victoria Link Road. A landscaping scheme providing an appropriate town edge will be required including consideration of the enhancement and linkages to the green network.

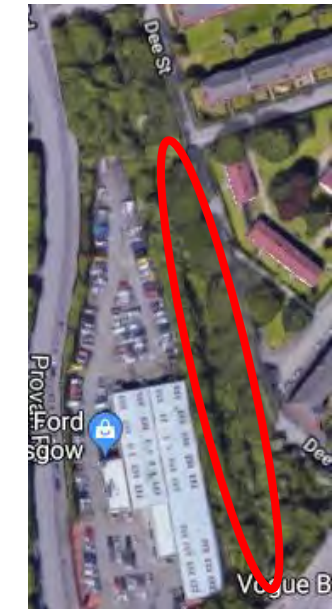
Market: The subject site is on the urban edge but is very close to Carnoustie town centre, separated from the main residential area by a tree belt. The site is not known to be currently advertised on property listings. The site could have market potential for residential use but is unlikely to be attractive for commercial or employment uses. SNH notes that the site could enhance the existing urban edge of Carnoustie, protecting and extending native structural planting to improve biodiversity and woodland connectivity, and encourage active travel by walking and cycling.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 3,962 **SIMD Decile: 6**

25. West of Dee Street, Glasgow City



1.46 hectares (3.6 acres).

The site is in the ownership of Network Rail (*the register also refers to the current franchise holder, which would be Scotrail operator Abellio*).

It has been derelict since 1980 or earlier. Its previous use was transport (*historic records show the City of Glasgow Union railway running through the site from 1870 to c.1966*).

The site's development potential is undetermined.

Site characteristics: The nature of the site's dereliction is classed as Category 2 Only. The site is not obviously serviced. The site is linear between Dee Street and Provan Road. Mapping shows trees on the site. There is no current railway line visible to explain Network Rail's ownership.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
2	Awaiting info	✓	X	X	X	X

Planning: Glasgow City Development safeguards the site as a protected former rail solum through CDP 11 Sustainable Transport and the supporting Supplementary Planning Guidance SG11 Sustainable Transport. Furthermore, it is identified as part of Phase 3 of the East End Regeneration Route (a link road which has been built through east Glasgow).

Market: Long, linear site situated between allotments, housing, commercial uses and local park. The site has no immediately obvious development potential, and as noted is currently a green strip separating (or connecting) different land uses. The site is not known to be currently advertised on property listings. SNH notes that the site is a naturalised former railway line.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure

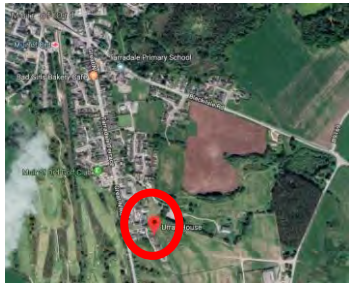
n/a	n/a	n/a	n/a	TBC	
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SIMD Rank: 1,597 **SIMD Decile: 3**

26. Former Urray House, Great North Road, Muir of Ord, Highland



Site is not marked on register plan and has been added here.



0.82 hectares (2.0 acres).

The sites is owned by The Highland Council and has been derelict since 2014.

The previous site use is listed as residential.

The site is classed as being developable within the short term.

Site characteristics: The nature of the site's dereliction is classed as Unknown/Not Applicable. The site is close to the A862 Great North Road as was in residential (care home) use until five years ago, so may be potentially be serviced.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
99	No, but small watercourse (Abhainn Ashik) nearby may pose a flood risk	✓	X	X	X	X

Planning: The subject site has been redeveloped for housing and a 32-bed care home as a replacement to Urray House.

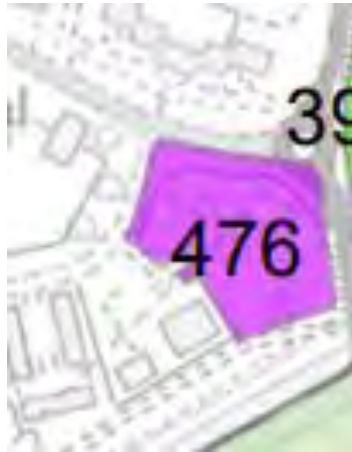
Market: The site is in a developed employment and residential area on the main road from the south into Muir of Ord. The site is not known to be currently advertised on property listings. Market comments are not made as the site has been redeveloped.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure

n/a	n/a	n/a	n/a	n/a	n/a
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SIMD Rank: 2,835 SIMD Decile: 5

27. Site 4, Fullarton Drive/
Clydesmill Road, Glasgow



0.74 hectares (1.83 acres).

The site is in “other private” ownership and has been derelict since 2001-04.

Its former use is listed as manufacturing (*historic maps show open space and a river crossing here so the former use may have been modern*).

The register classes the site as having medium term development potential.

Site characteristics: The nature of the site’s dereliction is classed as Categories 2 and 3. The site has access to Clydesmill Road and the A763. The site scales to larger than the 0.74 hectares indicated and it is not known whether the electricity pylon in the north of the site affects the developable area.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
2, 3	Awaiting info	✓	X	X	X	X

Planning: The Adopted City Development Plan Glasgow identifies the subject site as an “Opportunity Site within an Economic Development Area”.

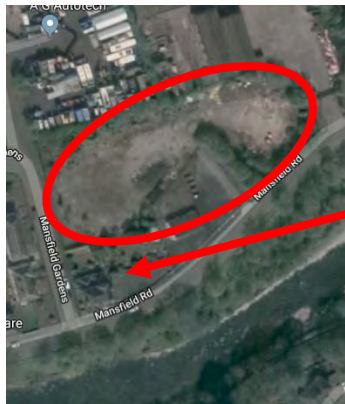
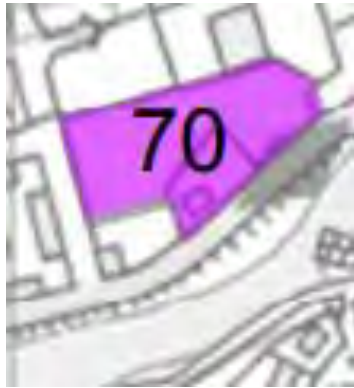
Market: The site is located in the prime employment location of Cambuslang in south-east Glasgow, with immediate trunk road access and close to the motorway network. Four sites / buildings are marketed for sale in the immediate area, but not the subject site. The local area is an active industrial land market with a number of site sales. This site appears to have its layout restricted by electricity pylons. In general terms though the site could have potential for a number of land uses, of which employment is the most likely. SNH notes that the site offers potential for active travel connections / green network.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 2,153 **SIMD Decile: 4**

28. Gasworks Site, Mansfield Road, Hawick, Scottish Borders



0.73 hectares (1.8 acres).

The site is owned by a private gas company.

It has been derelict since 1980 or earlier.

Its former use was storage. *(Project Hawick records a Gasworks and Sewage Plant built here in the 1880s, serviced by a railway until 1969. Following gas company dissolutions in the 1970s it was finally dismantled 2004).*

The site is recorded as having unknown development potential due to uncertain/insufficient information.

Site characteristics: The nature of the site's dereliction is classed as Categories 1 and 2. Aerial photography does not indicate any remaining superstructures from the former gasworks. The site has access to Mansfield Road, a main route running through the northern section of central Hawick. Given how long the site has been derelict and its former gas storage use, the extent of servicing to permit redevelopment is not clear. SEPA has had limited correspondence with the Council regarding the historic uses at the site.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
1, 2	Lies fully within	✓	X	X	✓	✓

Planning: The Scottish Borders Local Development Plan (Adopted) allocates the subject site, identified as part of a larger site known as zEL50 Mansfield Road, as a "district safeguarded business and industrial site as defined in Policy ED1. The preference is to retain these sites for business/industrial use although alternative uses may be acceptable subject to a range of criteria. A flood risk assessment is required for proposed development within this area.

Market: The site lies in the centre of Hawick, north of the River Teviot. The separate 0.122 ha. (0.366 acres) frontage site and building on Mansfield Road (indicated by the red arrow) was launched for sale in February 2019. It is advertised as potentially suitable for restaurant / take-away, residential or car wash uses, although no planning applications have been made. In market terms generally, the site would be suited to employment use. SNH notes that this is an urban site adjacent to the River Tweed SAC alongside the Borders Abbeys regional walking route.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 843 SIMD Decile: 2

29. Land behind the Coachmans, Belmont Road, Stranraer, Dumfries & Galloway



The register lists three sites in Stranraer but the subject site (added in red above) is not shown on supporting maps.



0.66 hectares (1.6 acres).

The site is listed as being in "other private" ownership. According to the manager of the adjoining Belmont House Care Home, The site was reportedly purchased at auction in 2017 by the proprietors of the adjoining Belmont House Care Home.

The date when it became derelict is not known. Its previous use is listed as general industry.

The site is listed as being developable in the medium term.

Site characteristics: The nature of the site's dereliction is classed as Category 2 Only. Part of the site was previously occupied by a garage and an underground petrol tank is recorded as being in the east of the site, although the exact location is not clear. Investigation and any necessary remediation will be required before development. The site should be accessed from the existing point on Lewis Street, access from the Belmont Road junction is less than desirable given junction spacing. In a developed urban area in Stranraer.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
2	Awaiting info	✓	X	X	X	X

Site lies in close proximity of the pluvial SEPA flood maps. DGC hold records of flooding in connection to the site. Drainage Impact Assessment required.

Planning: The Dumfries and Galloway Local Development Plan (Adopted) allocates the northern part of the site as a protected area of open space and the southern part of the site, a narrow rectangular site adjacent to the road way, is an allocated housing site. Site is being carried forward into LDP2 which should be adopted by September 2019.

Market: The subject site is in the Stranraer urban area. Neighbouring uses include residential, commercial, care home, recreation and woodland / open space. The site is not known to be currently advertised on property listings. It could have some potential for social housing and possibly market housing.

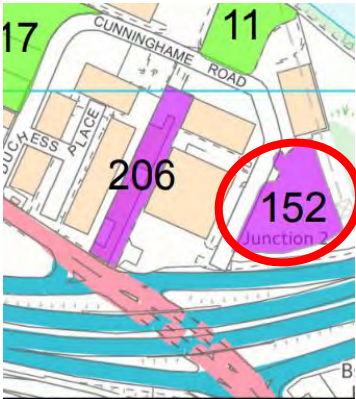
Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 1,824 SIMD Decile: 3

30. Site 1, Cunninghame Road, Farne Cross, Rutherglen, South Lanarkshire

0.63 hectares (1.6 acres).



The site is in “other private” ownership and has been derelict since 1981-85.

It was formerly in manufacturing use. (*The Clyde Paper Co. Ltd, 1852-1971, pictured, occupied most of this area south of the River Clyde; it is not known whether another interim use occupied the land after 1971.*)



Source: Scotland's Places

The site is listed as being developable in the medium term.

Site characteristics: The nature of the site’s dereliction is classed as Category 2 Only. The site is in an established employment area close to Junction 2 of the M74 Motorway.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
2	Awaiting info	✓	X	X	X	X

Planning: The South Lanarkshire Local Development Plan (Adopted) identifies the site within a Development Framework site. Within this context, the subject site is allocated as a Core Industrial and Business Area. These areas are retained for industrial/business use (Class 4/5/6) and any exceptions must meet stringent criteria.

Market: The subject site is plot 152 on the map opposite. Site 2, also on the register as plot 206, is slightly smaller and linear at 0.46 hectares. The subject site is triangular-shaped with a long road frontage. The site is not known to be currently advertised on property listings. Buildings to the west (right hand side) on the plan and photograph opposite have now been demolished. Site 152 (along with sites 206, 11 and 17 shown on plan opposite) is currently the subject of a live planning application P/19/0304 for erection of a multi-level golf leisure facility (Class 11), 2 drive-thru restaurants and 1 restaurant (Class 3), together with associated netting system enclosure (which varies in height up to a maximum height of 52 metres), infrastructure, access and landscaping. The subject site has excellent profile and visibility, and in market terms is suited to employment and possibly commercial uses. SNH notes that the site is identified as part of a green network in the LDP - note that the LDP shows blanket green network designation across all of the Clyde Gateway area – this is to indicate that future proposals in this area must include green network provision).

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 844 **SIMD Decile: 2**

31. Old Ruins Near Free Church, Kinlochbervie, Highland

There is no mapping of this area on the sites register



0.51 hectares (1.2 acres).



Kinlochbervie Free Presbyterian Church

The site is in “unknown private” ownership.

It has been derelict since 1980 or earlier.

The site’s previous use is recorded as residential.

The register classifies the site as being uneconomic to develop / suitable for a soft end use.

Site characteristics: The nature of the site’s dereliction is classed as Unknown/Not Applicable. Site servicing is unknown.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
99	No	✓	X	X	X	X

Planning: It has not been possible to definitely identify this site. Given the location and scale of Kinlochbervie, major proposals would be unlikely to gain planning support. This comment is provisional however, as from aerial photography (no mapping is provided by the register) there is a vacant site of broadly similar size to the subject site, to the east of the Church and fronting the B801 through Kinlochbervie.

Market: Site is noted to be uneconomic to develop and potentially suitable for a soft end use. The site and has been vacant since before 1980. Kinlochbervie is a harbour village with a population of c.480, in rural north of Scotland location around 60 miles north of Ullapool. Market potential is not specifically known but would be limited, although as noted above it is possible that the site may have some road frontage to one of the main routes through the town, which is noted by SNH as being on the North Coast 500 route which might offer opportunities to convert buildings and offer camper / caravan parking. The only commercial property known to be on the market here is the Kinlochbervie Hotel.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure

				TBC	
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SIMD Rank: 3,366 SIMD Decile: 5

32. Ground at former B.R., Monikie, Angus



The subject site could be the former Monikie Railway Station on the Dundee to Forfar line, which closed in 1955. The site size and former transport use make this the most likely candidate in Monikie. The "B.R." in the title may be British Rail.

The railway line was popular for 'picnic specials' to Monikie Country Park which lies to the south-east of the photograph:



The white dashed line is the route of the former railway, sketched here onto the map.

0.5 hectares (1.2 acres).

The site is recorded as being in "unknown ownership".

It has been derelict since 1980 or earlier.

The previous use is recorded as transport.

The register classes the site as having medium term development potential.

Site characteristics: The nature of the site's dereliction is classed as Categories 2 and 3. Site infrastructure is not known.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
2, 3	Lies outwith	✓	X	X	X	X

Planning: Site is located outwith the village boundary and therefore there is a general presumption against development. Furthermore, there are three housing development sites allocated within the village boundary.

Market: The site is listed as being in the countryside, adjoining the village of Monikie.

The site does not appear to be marketed.

All comments on the site are provisional as it has been deduced from maps and historic records by searching around the purple dot (opposite) on the sites register. The site could have some residential development potential on the eastern edge of the settlement, although as noted above there are preferred housing sites within the town.

The triangular site to the south-west of the (probable) subject site extends to 0.56 hectares (1.38 acres) and is currently marketed for residential development (price £275,000, on the market for 9 months).

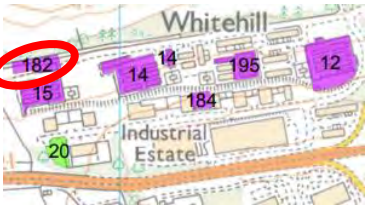
SNH notes that the site is on the edge of Monikie Country Park in a countryside setting and could be discussed with Angus Council who manage the park.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 4,557 SIMD Decile: 7

33. Whitehill Industrial Estate 3, Glenrothes, Fife



There are seven derelict sites on the register within Whitehill Industrial Estate (opposite). The reference number 3 does not correspond to the plot numbers. However, the plot size and former agricultural use indicate that it is plot 182 at the north-west corner of the Estate, as the rest of the plots have buildings.



0.36 hectares (0.9 acres).

The site is listed as being in "other private" ownership.

It has been vacant since 1991-95.

The former use is listed as "agriculture".

The subject site is listed as having short term development potential.

Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. Site infrastructure is not known although it is situated within a developed industrial estate.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
1	Lies outwith	✓	X	X	X	X

Planning: Allocated in Fife Development Plan as part of Whitehill Industrial Estate (GLE035). Within this allocation, the site is part of a wider site allocated as a housing opportunity site, employment/neighbourhood centre (GLE005). An indicative development framework is required prior to the submission of any planning application. Housing development is required to be delivered on site GLE005 to subsidise new industrial and business facilities in the employment area identified to the south and assist with financial viability.

Part of wider site granted Planning Permission in Principle (10P/01059/PPP) for a residential, commercial (Class 1, 4, 5 and 6 uses), care home and public house development. This was recently modified to extend the expiry date of the existing planning permission in principle for a further five year.

Market: Whitehill Industrial Estate lies on the south-western edge of Glenrothes. Fife Airport is immediately north-west of the Estate. The Estate has suffered from ageing premises, weak demand and low vacancies for many years. The Estate currently has one vacant and seven derelict sites, covering most of its northern half. Surprisingly given the extent of dereliction indicated by the sites register, there is only one property currently to let on the Estate and searches did not reveal any sites or buildings for sale. The market ratings of the site are based on its situation outside of the industrial estate in a wooded area. SNH rates the site as having very low potential.

Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure
				TBC	

SIMD Rank: 3,873 SIMD Decile: 6

34. Former Pentland Autos site, George Street/ Robertson Street, Wick, Highland



0.32 hectares (0.8 acres).
 The subject site is listed as being in "other private" ownership.
 It has been derelict since 1986-90.
 The former use is listed as "wholesale distribution".
 The site's development potential is listed as "unknown" due to uncertain / insufficient information.

Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. Site infrastructure is not known although the site is in the urban area and has mixed uses around it. Aerial photography suggests that there may be buildings across the site however this is unconfirmed.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
1	Surface water flooding issues in the area	✓	X	X	X	X

Planning: Allocated as a mixed use (housing, business) site within the Caithness and Sunderland Local Development Plan (August 2018). Under this policy, redevelopment of the existing building will be preferred rather than demolition.

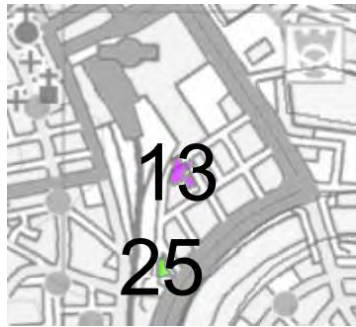
Market: The subject site is on a mixed commercial and residential plot in north Wick (within the residential area south of the airport/retail/employment zone). It is listed as the former Pentland's Autos site (aerial photography indicates a former garage forecourt on George Street). The site may offer development potential as a backlying housing infill sites, or low-intensity commercial use. SNH does not identify any natural heritage opportunities here. The site or buildings do not appear to be marketed.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 1,880 SIMD Decile: 3

35. Former Fish Works, Palmerston Road, Aberdeen City



To larger scale than extract plan shown above

0.29 hectares (0.7 acres).

The site is listed as being in unknown private ownership. It was vacated at an unknown date. The former use is reported as manufacturing.

The register lists the site as being developable in the medium term.

Site characteristics: The nature of the site's dereliction is classed as Categories 1 and 3. Services are unknown but the site is in central Aberdeen with active uses adjacent.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
1, 3	Awaiting info	✓	X	X	X	✓

Planning: The Aberdeen Local Development Plan 2017 allocates the subject site under Policy B2 as a Specialist Employment Area., where only Class 4 (Business) uses shall be permitted in order to maintain a high quality environment. Activities associated with research, design and development, knowledge-driven industries and related education and training will be encouraged in these areas. In 2016, a Proposal of Application Notice was submitted for a major development of approximately 350 student accommodation units. Other minor planning applications have been submitted.

Market: The site is not known to be marketed. It is in an active development area between Aberdeen Railway Station, Union Square, modern offices and Aberdeen Harbour. The site has road frontage on a corner plot. From the planning history it has recently been subject to an application for a land use (student accommodation) different to the allocated use (business) in the current LDP. The site would have residential, commercial or employment potential. SNH advise that it is not adjacent to any green space and does not have potential for green infrastructure.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 1,506 **SIMD Decile: 3**

36. 195 Victoria Road / Butterbiggins Road, Glasgow

0.26 hectares (0.6 acres).



The site is listed as being in "other private" ownership.

It has been vacant since 2007 and was formerly used for retailing.

The register classifies the site as being developable in the short term.

Site characteristics: The nature of the site's dereliction is classed as Category 2 Only. Services are unknown but the site is in urban Glasgow with active uses adjacent.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
2	Awaiting info	✓	X	X	X	X

Planning: Site allocated for housing in Glasgow City Development Plan (67 units). Planning consent was granted (subject to conditions and S.69) to Govanhill Housing Association in April 2016 for the development of 42 dwellings for social rent.

Market: The site is understood to be currently being developed by Govanhill Housing Association. No further market comment is made.

Housing (private)	Housing (social)	Commercial	Employment	Community	Green Infrastructure
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n/a	n/a	n/a	n/a	n/a	n/a
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SIMD Rank: 305 SIMD Decile: 1

37. Land to the rear of Babylon Road, Orbiston, Bellshill



The site is not clear from the register map extract shown above, but from aerial photography of the roads layout the gap site shown below looks to be the most likely candidate.



0.21 hectares (0.5 acres).

The site is owned by North Lanarkshire Council and has been derelict since 1986-90.

The site's former use is recorded as residential.

The register classes the site as being uneconomic to develop and suitable for a soft end use.



Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. Services are unknown but the site is in a developed residential area. It appears to be accessed via a narrow footpath between terraces of houses on Babylon Road, and does not appear to have any vehicular access. The site was an area of former locks/garages which were only partially demolished.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
1	Awaiting info	✓	X	X	X	X

Planning: The site is allocated as a residential area in the North Lanarkshire Local Plan (Policy HCF1 – Protecting Housing Development and Community Facilities A. Residential Areas). There does not appear to be any planning history related to the site. The site was developed for a community garden in March 2018.

Market: The subject site is situated between the back gardens of houses on Babylon Road to the north and Community Road to the south. This site is no longer on the SVDL Register as Environmental Improvement works were carried out on site and these were completed by March 2018. The site was removed from the Register during the 2018 Survey with its end use being "open space".

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure

n/a	n/a	n/a	n/a		n/a
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SIMD Rank: 1,273 SIMD Decile: 2

38. South of Glenpark Street,
Wishaw, North Lanarkshire

0.18 hectares (0.4 acres).

See main report for a review of this site and contiguous land parcels.

Site characteristics: The nature of the site's dereliction is classed as Category 2 Only

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary	RAMSAR	SPA	SSSI	SAC
2	Awaiting info	✓	X	X	X	X

SIMD Rank: 1,915 **SIMD Decile: 3**

39. Land north-east of 117 Newarthill Road, Carfin, Motherwell, North Lanarkshire



The red line plan below is copied from marketing particulars for the wider site.



0.17 hectares (0.4 acres).

The site is listed as being in private ownership.

It has been derelict since 1980 or earlier and was formerly in residential use.

The site's development potential is noted by the register as "undetermined".

Site characteristics: The nature of the site's dereliction is classed as Category 1 Only. Accessed from Newarthill Road, adjacent to Carfin Railway Station. Enclosed and screened by trees. The site has evidence of hard standings and foundations and the area was formally occupied by residential properties during the period c.1933-41. Visually the site does not appear to be have internal services, although this has not been confirmed.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
1	Awaiting info	✓	X	X	X	X

Planning: The North Lanarkshire Local Plan (adopted September 2012) includes the subject site within the settlement envelope. It is covered by the general policy HCF 1 A Residential Areas. However, the Adopted Local Plan also specifically identifies the subject site as a local site of importance for nature conservation (NBE 1 A4A) which is a constraint to its redevelopment. A Proposed Local Development Plan (Modified) was issued in February 2019 for consultation. The site remains within the settlement envelope under an overarching policy "General Urban Area". Therefore there is a presumption in favour of redevelopment for residential and other compatible uses, while considering the impact of redevelopment proposals on nature conservation. Planning permission was granted in 2010 for 55 dwelling houses. A further application for 31 dwelling houses (Planning Application Ref - 18/01645/FUL) for the southern part of the site has been submitted to North Lanarkshire Council and a decision is pending.

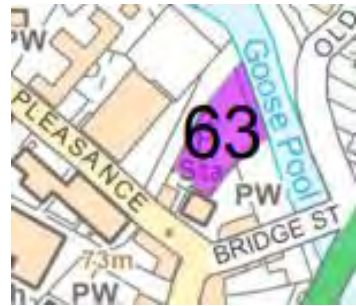
Market: The site lies within a low density urban area comprising neighbouring educational, religious, residential, commercial and transport uses. A larger site (pictured) of 2.41 hectares, possibly including the subject site depending upon its boundaries, was marketed as a residential opportunity for 61 houses with a closing date of August 2018. The site's market potential is residential. SNH notes that the site is already naturalised and contains a pond supporting palmate newts.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure

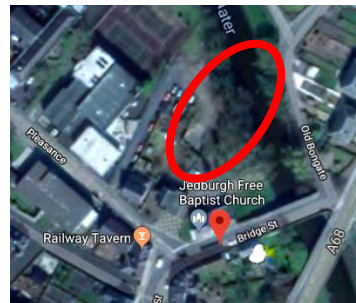


SIMD Rank: 3,466 SIMD Decile: 7

40. The Anna, Pleasance/
Bridge Street, Jedburgh,
Scottish Borders



Note that the Jedburgh map is
an insert on the Hawick map.



0.17 hectares (0.4 acres).

The subject site is in
unknown private ownership.

The register records the date
of the site's dereliction as
"unknown", and its previous
use as "other".

The register classes the site
as being developable in the
short term.

Site characteristics: The nature of the site's dereliction is classed as Category 2 Only.

Dereliction	Flood Risk	Water Bodies	Natural Heritage			
			RAMSAR	SPA	SSSI	SAC
DERCHAR	1 in 200-year flood extent	Within a radius of c. 250m beyond site boundary				
2	Lies fully within	✓	X	X	X	✓

Planning: The Scottish Borders Local Development Plan (Adopted) safeguards the subject site for Business and Industry (Site Ref RJEDDB001). Commercial and retail uses will be viewed more favourably than residential and development of the ground floor for residential purposes will be unacceptable. The Local Development also notes that the subject site would be suitable for redevelopment for community uses.

A flood risk assessment is required to inform design and mitigation measures. Vehicular access to the site is via a restricted access road from the Pleasance.

Market: The site is backlying with river frontage, behind public buildings in central Jedburgh. Searches did not identify any land or buildings on the market here. It could potentially be a challenging site to develop for housing, commercial or employment uses which accordingly are rated as red, although the sites register does suggest that it could be developed in the short term. SNH notes that the site is adjacent to the River Tweed SAC and also to Jedburgh Leisure Centre.

Housing (private) Housing (social) Commercial Employment Community Green Infrastructure



SIMD Rank: 4,597 SIMD Decile: 7