

Forties Road
Business Park
Montrose

DEVELOPMENT
MASTERPLAN



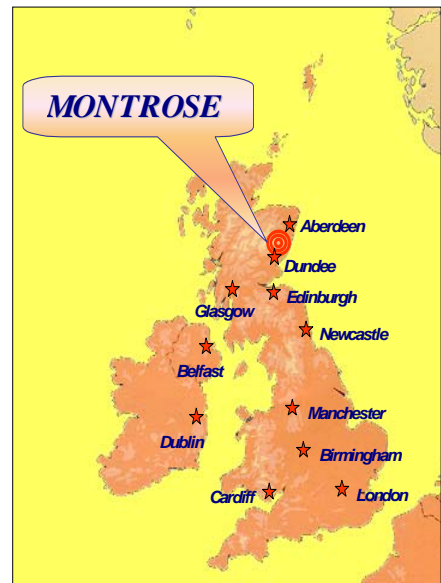
DEVELOPMENT MASTERPLAN, FORTIES ROAD, MONTROSE

Forties Road Business Park has been instrumental in securing Montrose its status as Scotland's second home for oil and gas. Halliburton, Merpro, ABB Vetco Gray, and RGIT Montrose all have major operations there, benefiting from the high quality, low cost location.

Angus Council is building on this success with a new £1/2 million, 4 hectare extension, providing development plots for incoming businesses or expanding local firms.

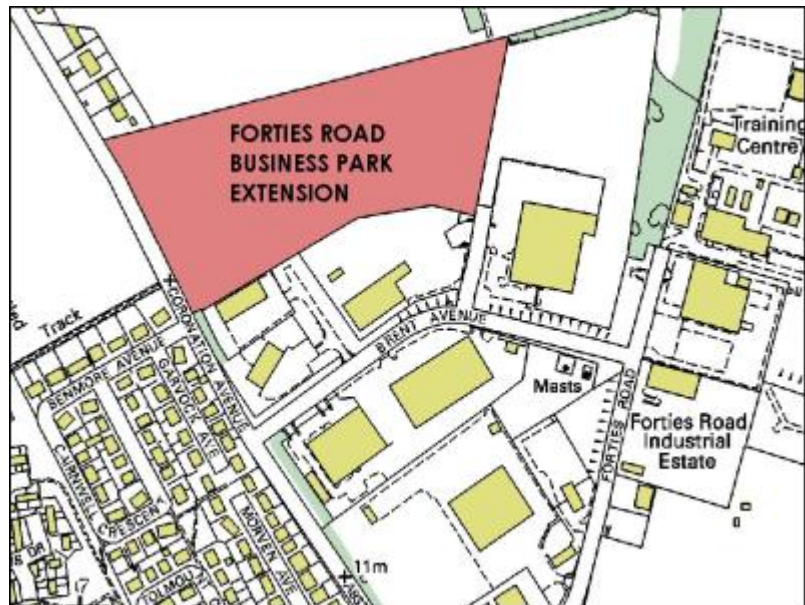
The new site consists of 8 plots of up to 0.5 hectares, though larger plots may be made available if required.

This pack is for use by prospective developers, and details plot development and landscaping requirements.



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If you have any queries regarding anything in this pack, please contact:

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1. DEVELOPMENT BRIEF

(To be read in conjunction with the appended indicative site layout plan)

- 1.1 The new £0.5 million extension to Forties Road Industrial Estate, Montrose provides development plots for new, high quality, business premises.
- 1.2 The extension has been divided into 8 notional plots, ranging from 2,831 sq m to 4,427 sq m. Larger or smaller plots may be made available according to developers' specific requirements.
- 1.3 It is envisaged that the main activities on the site shall be office, light engineering, and general commercial operations (all falling within Planning Use Classes 4, 5 & 6). No occupiers likely to generate excessive noise or emissions (e.g. scrap-yards), or processes involving burning, will be permitted.
- 1.4 Recognising the presence of residential properties adjacent to the site, the following safeguards will be put in place by the Council, either through its planning powers, or as landowner:
 - The areas designated Plots 1 and 4 on the attached plan are reserved exclusively for businesses which fall within Planning Use Class Four (i.e. business which can take place in a residential area without prejudicing residential amenity).
 - To prevent overshadowing, development of more than a single storey (normally this is 6m maximum for a business unit) will be prohibited on the northern boundary of Plot 4.
 - No uses involving regular external processing of materials will be permitted in the areas designated Plots 4 and 5.
 - To prevent light pollution, businesses locating along the northern boundary will be required to design their plots in a manner which minimises light shining in the direction of the houses on Coronation Avenue.
- 1.5 The new service road into the site is built to an adoptable standard, with standard footpaths on each side of the carriageway. Gas, electricity, water, telecoms and drainage are provided to the site.
- 1.6 Surface water is treated within a Sustainable Urban Drainage System (SUDS), with road drainage directed to an infiltration system. Each plot is provided with the necessary levels of treatment within its developable boundaries.
- 1.7 The boundaries to the north and the west are to be extensively landscaped in order to maintain the appearance of the site and amenity for local homeowners. A 10 metre strip adjacent to Coronation Avenue is reserved for grass and low level native planting to enhance the plot frontages, while a 2.5-3.5m bund is formed on a 10 metre strip extending from the north west corner of the site to the eastern boundary. This will be heavily planted with native trees and bushes to allow maximum screening from the neighbouring properties.

1. DEVELOPMENT BRIEF (CONT.)

- 1.8 Developers will be required to prepare full landscape briefs for approval by the Council prior to starting on-site. These must include plans for adequate screening from the public roadways to create a pleasant and unobtrusive environment. Details of the general landscaping requirements are contained in Section 4 below.
- 1.9 The following uses are excluded from the site:
- Scrapyards.
 - Waste transfer or waste processing facilities.
 - Autosalvage facilities (unless such uses do not require any external storage).
 - Concrete processing.
 - Builders merchants or similar with requirement for external storage of materials.

2. LAND USE - GENERAL PRINCIPLES

(To be read in conjunction with the appended indicative site layout plan)

2.1 INDICATIVE LAND – USE ZONINGS

In order to adhere to the development principles laid out previously, an indicative land zoning strategy has been developed. Sites have been earmarked for proposed uses as detailed in the following list. (This statement should be read in conjunction with the attached plan.)

Plots 1 & 4:

These are the major gateway sites to the development and Montrose itself along the A937 roadside. It is intended that they should form an attractive gateway to both Montrose and the Business Park, and high standards of architecture and an attractive frontage taking due cogniscense of location will be required for these prestigious sites.

These plots have therefore been reserved exclusively for businesses which fall within Planning Use Class Four (i.e. business which can take place in a residential area without prejudicing residential amenity).

To prevent overshadowing, development of more than a single storey (normally this is 6m maximum for a business unit) will be prohibited on the northern boundary of Plot 4.

Plots 2 & 3:

These sites also form an important entrance to the development and to Montrose, and will shape perceptions of the development for passing traffic. These sites are therefore earmarked for office use only or similar compatible use which provides an attractive frontage and no noise or emissions which would compromise residential amenity.

Plot 5:

This site is reserved for use Classes 4, 5 & 6. However no uses which involve regular external processing of materials will be permitted.

Plot 6, 7 & 8:

These sites are earmarked for use Classes 4, 5 and 6.

In addition to this, developers will be obliged to adhere to the full landscaping brief, which will be presented to them before they start developing on site, as detailed in Section 4. It includes a requirement to screen units and car parks from public roadways, and so help create a green park.

3. Plot Development

(To be read in conjunction with the appended indicative site layout plan)

3.1 This section outlines the design philosophy governing the site and provides guidance on plot development.

3.2 The enclosures in this pack include a selection of drawings from the construction phase, identifying what has been provided by way of roads and drainage infrastructure. There is also information on SEPA Surface Water Best Management Practices (please note that these are only guidelines).

3.3 Surface Water Drainage

Developers will be required to dispose of surface water drainage by means of a Sustainable Surface Water System (SUDS), agreed by SEPA, Angus Council and, if necessary, Scottish Water.

There are no known watercourses in the area, but the sub-grade is known to be permeable throughout the site and therefore suitable for porous surfaces, soak aways, infiltration trenches, swales or detention basins.

It is anticipated that, unless the nature of the proposed industry necessitates that surface water be drained to a foul sewer, with good management there will be no requirement for site run off of surface water.

3.4 Geotechnical

Earthworks - The regrading of the site has necessitated a large amount of earthworks, therefore all of the site would be classified disturbed ground.

3.5 Topsoil

The sub-grade is known to be non-cohesive sands and gravels to an unknown depth, overtopped by 150 mm of topsoil. No rock or groundwater was encountered.

4. Landscape Brief

- 4.1 It is intended that the sites which front onto Coronation Avenue should be developed so as to present an attractive landscape façade to both Coronation Avenue and the internal distributor road (West Brent). This should involve the creation of a continuous grass verge running through all four plots along the Coronation Avenue frontage, and a boundary treatment as detailed below on both the Coronation Avenue frontage and the West Brent frontage.

The plots on the northern side of West Brent should ensure that they adhere to the boundary treatment on the West Brent façade to ensure an attractive setting within the estate.

4.2 Boundaries

One of the main objectives of this brief is not to try to screen buildings (excluding those facing housing developments), but to try to screen the clutter around the buildings (such as car parks and service yards), from the main road. Developers are therefore required to install a post and wire fence with a mixed informal hedge growing through along the line of the front boundaries of their plots and along any internal boundaries not already in situ.

The following are suitable informal hedge species to choose from:

- *Berberis thunbergii* 'Atropurpurea' (Barberry)
- *Berberis thunbergii* 'Red Chief' (Barberry)
- *Ilex aquifolium* 'Argentea Marginata' (Holly)
- *Escallonia rubra* 'Crimson Spire'
- *Prunus cerasifera* 'Nigra' (Purple Cherry Plum)
- *Pyracantha* 'Orange Glow' (Firethorn)
- *Corylus avellana* (hazel)
- *Cotoneaster simonsii*
- *Prunus spinosa* (Sloe)
- *Rosa* 'Canary Bird' (Rose)
- *Rosa rubrifolia* (Rose)

These should be planted as a double staggered row, 60 cm apart, using a random mix of at least 6 of the above species, in groups of 3-9 per species on either side of the fence.

The detail of the post and wire fence required is appended as plan STD 94.

4.3 Car Parks

If car parks around buildings are extensive, it is recommended that they are broken up visually by repeating hedges and/or standard spreading trees between rows of bays.

4.4 Entrances

As the main entrance/reception areas of industrial buildings are often lost compared to the vastness of the building as a whole, it is recommended that main entrances be emphasised by ornamental shrubs.

Appendices

✚ Drawings

- ◆ Site Plan
- ◆ Services layout
- ◆ Contours
- ◆ Gully Section
- ◆ Post & wire fence detail

✚ SEPA Surface Water Guidelines

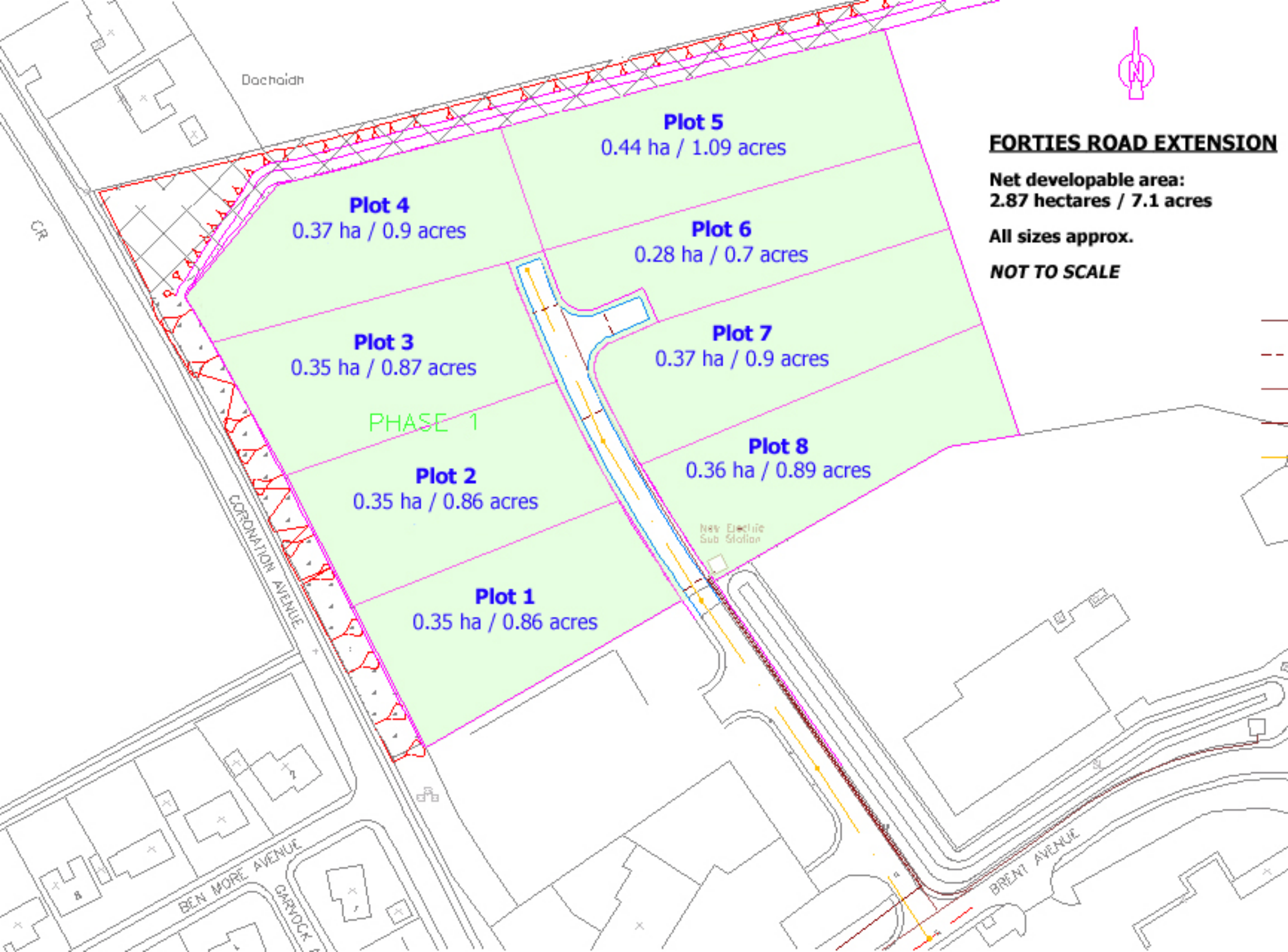


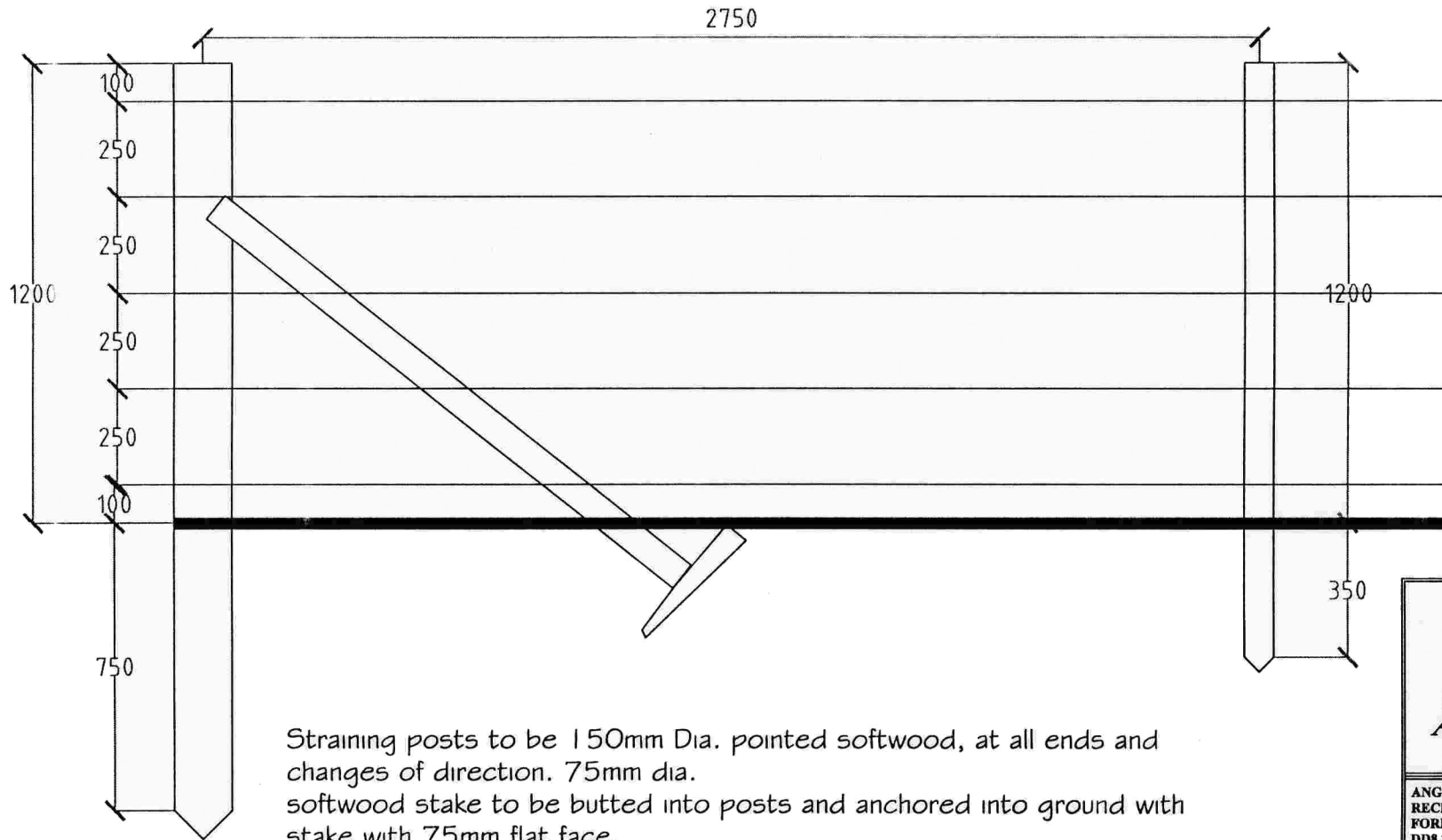
FORTIES ROAD EXTENSION

**Net developable area:
2.87 hectares / 7.1 acres**

All sizes approx.

NOT TO SCALE





Straining posts to be 150mm Dia. pointed softwood, at all ends and changes of direction. 75mm dia. softwood stake to be butted into posts and anchored into ground with stake with 75mm flat face.

Intermediate posts to be 75mm softwood driven into ground at 2.75m centres.

5no. wires to be 10 gauge spring steel, attached to posts with galv. staples, and strained.

All timber to be pressure impregnated with preservative.



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PROJECT:

DWG. No. STD 94		SCALE 1:200 ● A4
DATE	DRAWN AB	APPROVED