

Local Development Plan 2 Monitoring Statement

**October
2019**

Appendix 2 - Business Land Audit



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East Dunbartonshire Council

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Contents

Introduction

According to Scottish Planning Policy, the allocation of business sites in a Local Development Plan should be informed by a Business Land Audit which is undertaken regularly.

SPP: 'Business land audits should monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) of sites within the existing business land supply'.

In response to the SPP, East Dunbartonshire has made conducting a Business Land Audit, and updating this annually, one of the actions of our Economic Development Strategy. A separate audit of vacant and derelict sites across the local authority area is also being carried out.

EDS, Action 13: 'Undertake a Business Land Audit to map activity on business sites, levels of vacancy and options for improvement. Sites to be audited include all Local Development Plan sites that are safeguarded for business use, the existing businesses there, and any vacant or developable land to understand our available land supply. Once completed to be updated annually.'

East Dunbartonshire's Business Land Audit presents data on 32 sites which are (or have previously been) designated business and employment sites in the Local Development Plan. In addition to keeping track of what is happening on these sites individually, the Business Land Audit gives a strategic overview of the total business land supply, including how much of this supply is active and how much vacant land is available for future business development. It also shows the spatial distribution of active business sites and the development opportunities and constraints associated with vacant sites. This information will help to inform future decisions and policies relating to East Dunbartonshire's business land portfolio, and will also support the Council in achieving the other objectives set out in the Economic Development Strategy – such as supporting employment, sustaining the growth of local businesses and encouraging further local investment.

The next section of this document explains the methodology used to gather data for the Business Land Audit. This is followed by a section analysing the overall findings of the Audit. As this is the first full Business Land Audit undertaken by East Dunbartonshire, historical data is not yet available, but the processes for updating and comparing data to provide more in-depth analysis for future audits is explained. Finally, each of the sites are assessed in detail, including current uses, site maps and recommendations.

It should be noted that this Business Land Audit is the first Audit undertaken by the Council and will be subject to consultation during the Main Issues Report consultation. This Business Land Audit will be then updated with any factual corrections/updates. From 2020 the Audit will be carried out annually with a proportionate consultation with land owners/site occupiers.

Methodology

This Business Land Audit has been carried out using the following methodology:

- Site Selection – Method used to select sites for inclusion in the Audit.
- Site Analysis – Analysis of each site in order to understand: which use classes and employment types are active on each site (business information, including contact details, were from publicly-available sources); their general condition and suitability for purpose, including opportunities and constraints; how many vacant sites/plots/units there are (and where); and what options East Dunbartonshire Council have for maximising the use value of all business and employment sites.
- Data Analysis to produce Summary Data – Analysis of all sites in order to summarise East Dunbartonshire's overall business land supply, going forward this will be produced annually and allow trends to be analysed.

Site Selection

The following sites are included in the 2018/19 Audit:

#	Site	LDP Ref.	#	Site	LDP Ref.
1	Canniesburn Gate	13.1	17	Broomhill Industrial Estate	13.18
2	Garscube Estate	13.5	18	Canal Street Ind. Estate	13.20
3	Garscadden Depot	13.4	19	Eastside Industrial Estate	13.22
4	Cloberfield Industrial Estate	13.2	20	High Street Industrial Estate	13.21
5	Crossveggate Bus. Park	13.3	21	Kirkintilloch Ind. Estate East	13.24
6	Milngavie Enterprise Centre	13.7	22	Lower Whitegates Ind. Est.	13.31
7	Bishopbriggs Ind. Estate	13.15	23	Milton Road	13.25
8	Cadder/Marley Works	13.10	24	Ramsay Industrial Estate	13.28, 13.26
9	Fmr Balmuirdy Brickworks	13.12	25	Southbank Business Park	13.29
10	Hilton Depot	13.14	26	Southbank Works	13.29
11	Huntershill Village	13.8, 13.9	27	Woodilee Industrial Estate	13.23
12	Low Moss Industrial Estate	13.15	28	Lennoxtown Ent. Centre	13.32
13	St Mungo Street	Deallocated	29	Veitch Place	13.32
14	Springfield Works	13.11	30	Pit Road, Waterside	13.27
15	Westerhill Ind. Est. North	13.17	31	Twechar Business Park	13.30
16	Westerhill Ind. Est. South	13.17	32	Badenheath	13.19

For the purpose of continuity, the sites above are the same as those included in the GL Hearn Business Land Review. Additionally, all of these are (or have previously been) allocated as business and employment sites in the Local Development Plan. The LDP states that development on sites with this allocation should be Class 4 (Business), 5 (General Industrial) or 6 (Storage or Distribution) uses. Alternative uses are only to be considered if: the existing use harms the character of the area; the site has proven unmarketable for business use (for at least 12 months); the overall supply of business land will not be reduced below requirements; the new use will create permanent employment; alternative business land or premises will be created nearby.

In the Business Land Review, GL Hearn concluded that the current portfolio of sites should be able to supply all the business and employment land East Dunbartonshire is likely to require in the short term, and that no additional sites need to be identified at present. This position will be reassessed at each annual Business Land Audit. The amount of development on existing sites in the next few years will determine whether additional sites need to be identified by the Council for allocation in the next Local Development Plan – i.e. if the already-allocated

sites prove to be unsuitable for development, or if demand for business land exceeds expectations. If any additional business sites are identified due to windfall planning permission, these will also be included in the next audit.

Site Analysis

This Audit includes a Schedule for each site, which has been built up using information from the following sources:

2017/18 Business Land Audit spreadsheet
A spreadsheet was compiled in 2017/18 as a starting point for the business land audit, capturing details about each of the LDP business sites such as current occupiers and any planning applications associated with them. This information was incorporated into the audit (and updated to reflect any changes).
2018 Business Land Review (provided by GL Hearn)
Planning consultants GL Hearn were commissioned to produce a Business Land Review, which included analysis of East Dunbartonshire's economy and overall business land supply, and individual recommendations for each of the identified business sites. These recommendations were taken into account when carrying out further site analysis for this audit, and can be found in the table on page 18.
LDP site information, designations and GIS mapping
<p>The Local Development Plan was used as a reference for both deciding which sites should be part of the audit and checking for potential development constraints on or near the business sites.</p> <p>A GIS project had already been set up with interactive maps of all business sites for the 2017/18 Business Land Audit Spreadsheet and GL Hearn's Business Land Review. Further information was added to this map from the Vacant and Derelict Land Audit so that occupied and vacant business land could be quantified.</p>
Planning application records
The planning application history of each of the sites (as well as any current applications) was investigated in order to capture any major developments or changes of use granted or refused since 2000.
Site Visits
Site visits were carried out to confirm the information gathered through desktop analysis and to improve the accuracy of site mapping using Collector – a GIS application that uploads directly to the interactive map.
Consultation with site landowners and occupiers
<p>Two approaches will be taken towards consultation with landowners:</p> <ul style="list-style-type: none"> • The site schedules for each of the business sites will be sent to the listed occupiers for verification of the factual information (i.e. the types of businesses present on the site, occupancy rates etc., rather than site recommendations). • Meetings will be arranged with site landowners and occupiers to discuss the recommendations and delivery.

Data Analysis to Produce Summary Data

Analysis of the Audit sites collectively has produced data for the following indicators, summarising the overall condition of East Dunbartonshire's business land supply (to be updated on an annual basis):

Indicator 1: Total Business Land by Category
<p>Divides all Business Land Audit sites into one of five categories based on their current activity level and development potential, and shows how much land is in each category for each settlement and for East Dunbartonshire as a whole</p> <p>The site categories are as follows:</p> <ul style="list-style-type: none"> A. Active sites, with no vacancies, where employment use should be protected. B. Active sites with some vacant plots/units and/or potential for intensification, some of which may require site improvements to attract businesses. C. Vacant sites which should remain within employment land supply. D. Active sites with some vacant plots/units, which could be considered for employment-led mixed use development. E. Sites which should no longer be included in employment land supply.
Indicator 2: Vacant Business Land Supply
<p>Takes all sites which could contribute to accommodating East Dunbartonshire's additional business land requirements (categories B, C and D from Indicator 1) and calculates the total vacant business land supply. Also broken down into totals per settlement and per site.</p>
Indicator 3: Developable Business Land Supply
<p>Takes sites which contribute to the vacant business land supply (see Indicator 2) and subdivides them based on the number and severity of development constraints (as established in the site analysis).</p> <p>Site constraint categories are defined as follows:</p> <ul style="list-style-type: none"> • No Constraints: sites with no major or minor constraints • Minor Constraints: sites with no major constraints, but up to four minor constraints • Major Constraints: sites with any major constraints, or five or more minor constraints. <p>Site analysis categories (for which sites may have major, minor, or no constraints), are as follows:</p> <ul style="list-style-type: none"> • Transport • Built Environment • Water Environment • Natural Environment • Historic Environment • Land Use • Other
Indicator 4: Use Classes on Business Sites
<p>Lists businesses that are active on business sites, broken down by use classes and those which do and do not qualify as 'business uses' based on LDP guidance.</p>
Indicator 5: New Build Planning Permission & Changes of Use on Business Sites
<p>Shows changes of use and new build planning permissions on existing business sites since 1st January 2000.</p>
Indicator 6: Business Sites Added to or Removed From Supply
<p>Shows the number of new business sites allocated (either through windfall or planning policy decisions) and any business sites deallocated or lost through change of use since the last Business Land Audit. This indicator will provide more useful data once the audit is established on an annual basis.</p>

Note that the output for most of the indicators listed above (graphs, tables, and other statistical information) will only be for one year, as this is the first time this audit is being carried out.

The only indicator for which historical data is currently available is Indicator 5, which uses planning application records dating back to 1st January 2000.

It is intended that the indicators will be updated annually from now on, along with the business land site schedules, allowing year on year comparisons that should give greater insight into changes in the business and employment land supply over time. As a result of this, the data for some of the indicators – particularly Indicator 6 – is limited at present, but will become more robust with each annual update. The accuracy of information will also improve following consultation with businesses and landowners.

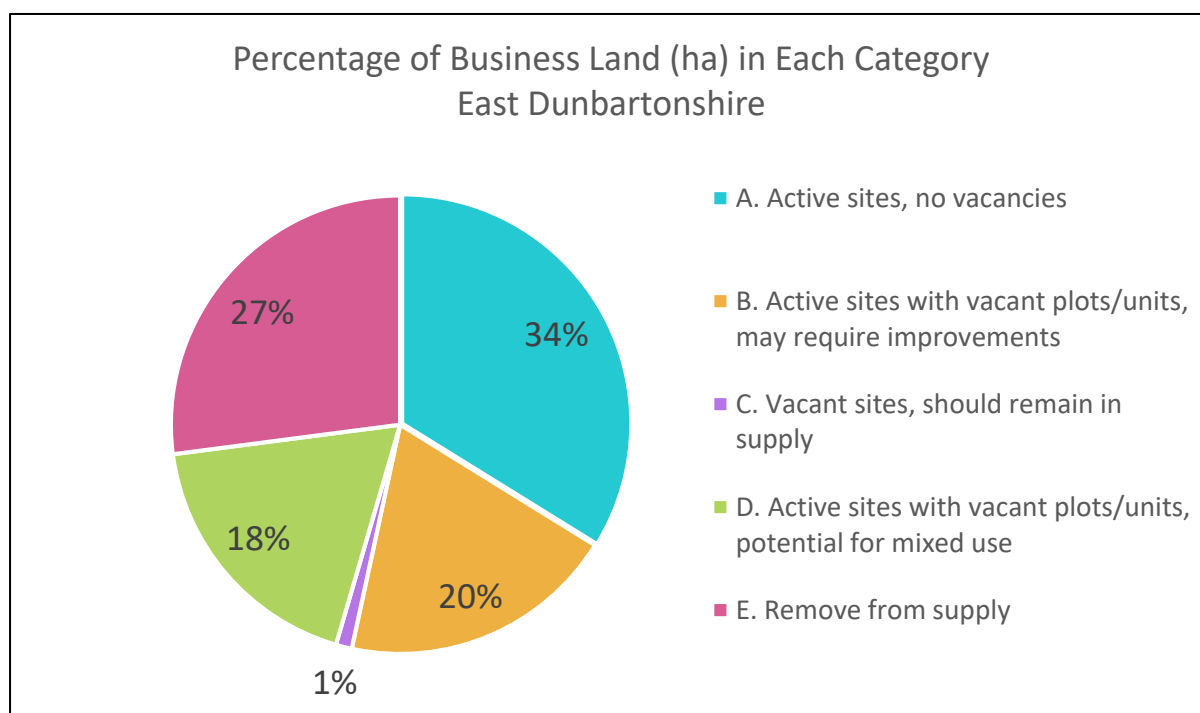
Business Land Audit Summary Data

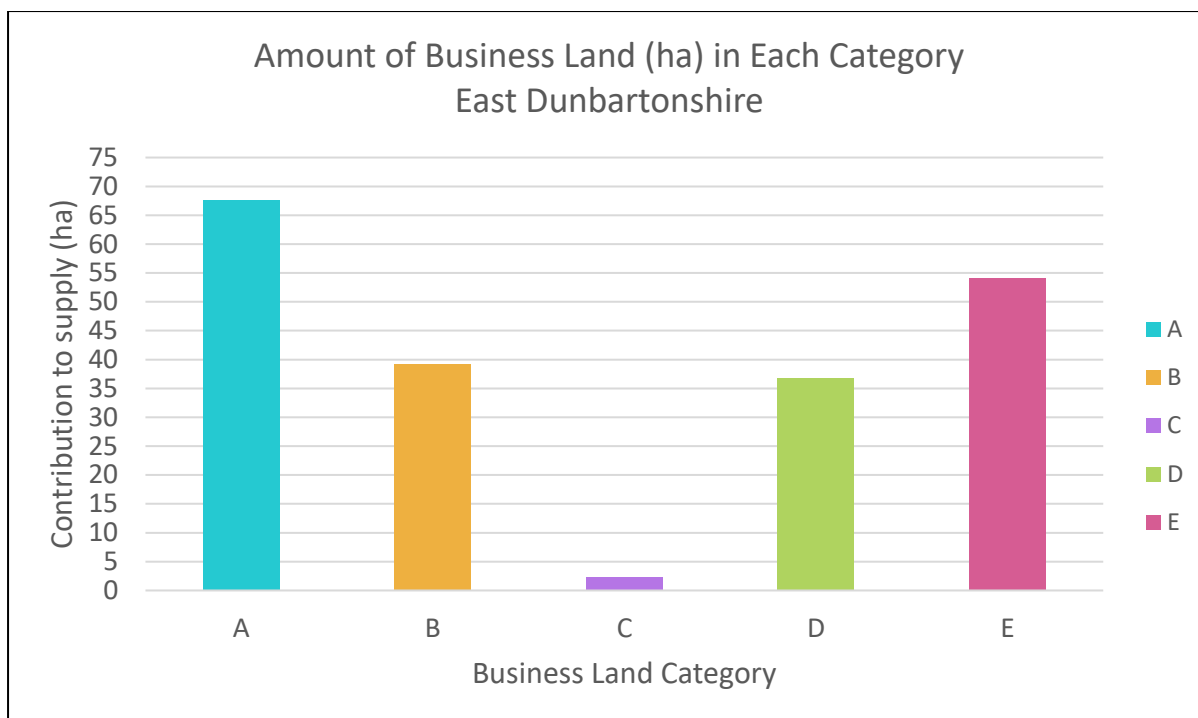
Indicator 1: Total Business Land by Category

The sites were divided into five categories based on their current level of activity and/or their potential for further development:

- A. Active sites, with no vacancies, where employment use should be protected.
- B. Active sites with some vacant plots/units and/or potential for intensification, some of which may require site improvements to attract businesses.
- C. Vacant sites which should remain within employment land supply.
- D. Active sites with some vacant plots/units, which could be considered for employment-led mixed use development.
- E. Sites which should no longer be included in employment land supply.

The charts below show what percentage of the total business and employment land in East Dunbartonshire falls into each category, and how much land (in hectares) there is in each category.

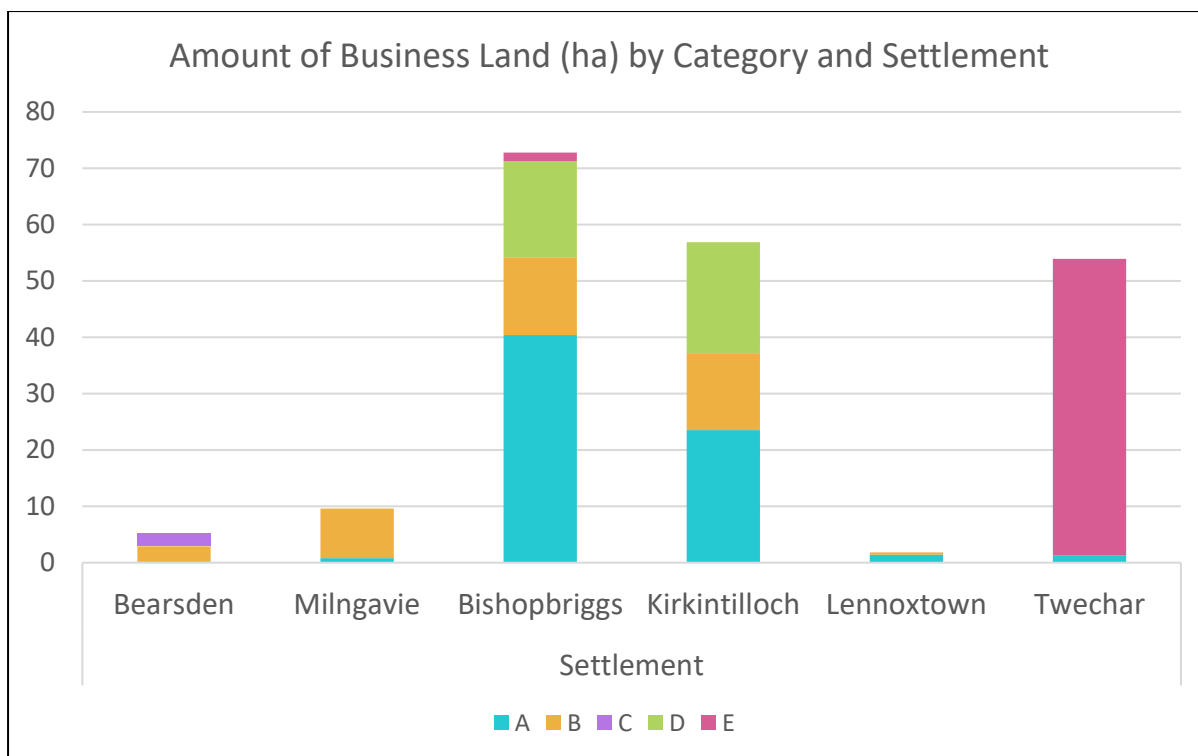




It should be noted that the information displayed in the charts is for all of the sites included in the audit – regardless of what the recommendations might be for them going forward. There are only two sites in Category E (sites that it is recommended be removed from the supply), but one of them (Badenheath) is very large, which is why so much of the existing land seems to come under this category.

When assessing future business and employment land needs, only categories B, C and D will contribute towards the available supply (A is fully occupied land with no room for expansion, and D, as has been discussed, is land which is to be deallocated). Even then, the amount contributed by each site will not be the entire site area given above. The amount of potentially developable land for Categories B, C and D will be a separate indicator and will form the available supply.

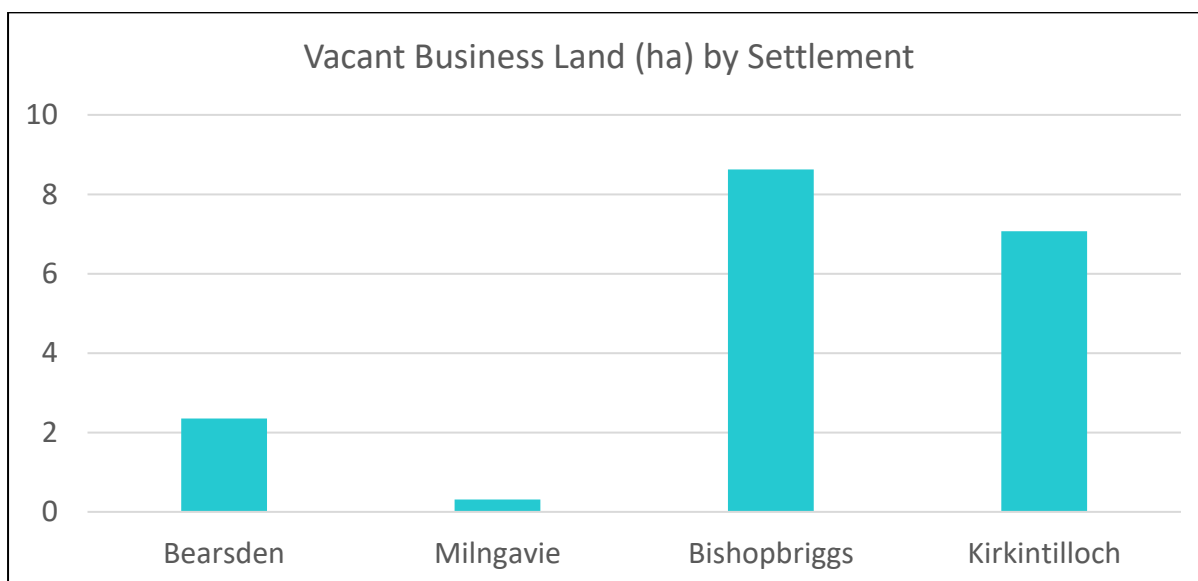
The following table shows business and employment land by category for each settlement.



With the exception of the large Category E Badenheath site in Twechar, the majority of the business and employment land is located in Bishopbriggs or Kirkintilloch, and is in category A, B or D.

Indicator 2: Vacant Business Land Supply

The vacant areas of sites within categories B, C and D were measured in order to calculate the available supply of vacant business land. The chart below shows vacant business land in hectares by the settlement in which it is located.



In addition to having the most business land (by area) in total, Bishopbriggs and Kirkintilloch also have the most vacant business land.

The table below shows the areas available for intensification of current uses and for further development (vacant area) on each of the category B, C and D sites.

Business Sites with Vacant Land – 2019 Audit							
#	Site Name	LDP Ref.	Total Site Area (ha)	Intensification Area (ha)	Vacant Area (ha)	Category	Location
2	Garscube Estate	13.5	2.66	0.19	0.09	B	Bearsden
3	Garscadden Depot	13.4	2.26	-	2.26	C	Bearsden
4	Cloberfield Industrial Estate	13.2	8.79	0.52	0.31	B	Milngavie
7	Bishopbriggs Ind. Estate	13.15	3.62	-	0.43	B	Bishopbriggs
11	Huntershill Village	13.8, 13.9	6.53	0.89	-	B	Bishopbriggs
12	Low Moss Industrial Estate	13.15	3.62	-	0.1	B	Bishopbriggs
16	Westerhill Ind. Est. South	13.17	17.06	-	8.094	D	Bishopbriggs
21	Kirkintilloch Ind. Estate East	13.24	3.11	-	0.4	B	Kirkintilloch
22	Lower Whitegates Ind. Est.	13.31	4.23	0.46	0.786	D	Kirkintilloch
23	Milton Road	13.25	2.08	-	0.588	D	Kirkintilloch
26	Southbank Works	13.29	8.3	4.5	-	B	Kirkintilloch
27	Woodilee Industrial Estate	13.23	13.5	-	5.292	D	Kirkintilloch
28	Lennoxtown Ent. Centre	13.32	0.41	*1	-	B	Lennoxtown
30	Pit Road, Waterside	13.27	2.13	*2	-	B	Kirkintilloch
Totals			78.3	6.56	18.35		

*1Lennoxtown Enterprise Centre does not include vacant land on the site, but does have some empty units within existing buildings which could be promoted for more business use.

*2 Pit Road is an occupied site, which could be intensified, but it was recommended that it should be considered as a potential redevelopment site long-term. It is therefore not currently available to be added to the vacant land supply.

Huntershill Village and Southbank Works both offer some land for potential intensification of existing uses, but do not contribute to the vacant land supply.

The sites highlighted in lavender are category D, which means that it has been suggested that they may be suitable sites for employment-led mixed-use opportunities; if this were to happen, the entire vacant area available on these sites would not all go towards meeting demand for business uses. A masterplan would be required to develop these sites for mixed use, but in the meantime it will be assumed (for the purposes of estimating supply) that 60% of the vacant

area will be available for business use. The vacant land figures shown for these sites in the table have been adjusted to reflect this assumption.

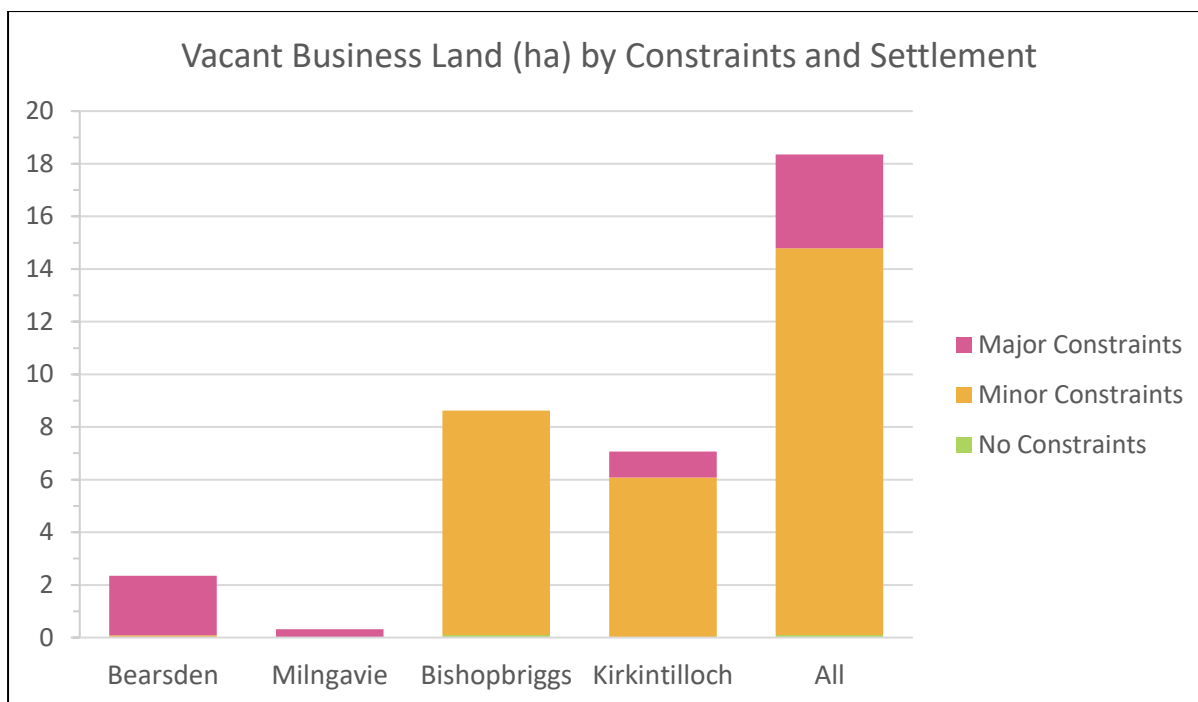
When the above notes are taken into account, the figures reveal a vacant business land supply of 18.35 hectares.

Indicator 3: Developable Business Land Supply

The table below shows the type of constraints on each of the business sites which have vacant land and gives the site an overall constraint category.

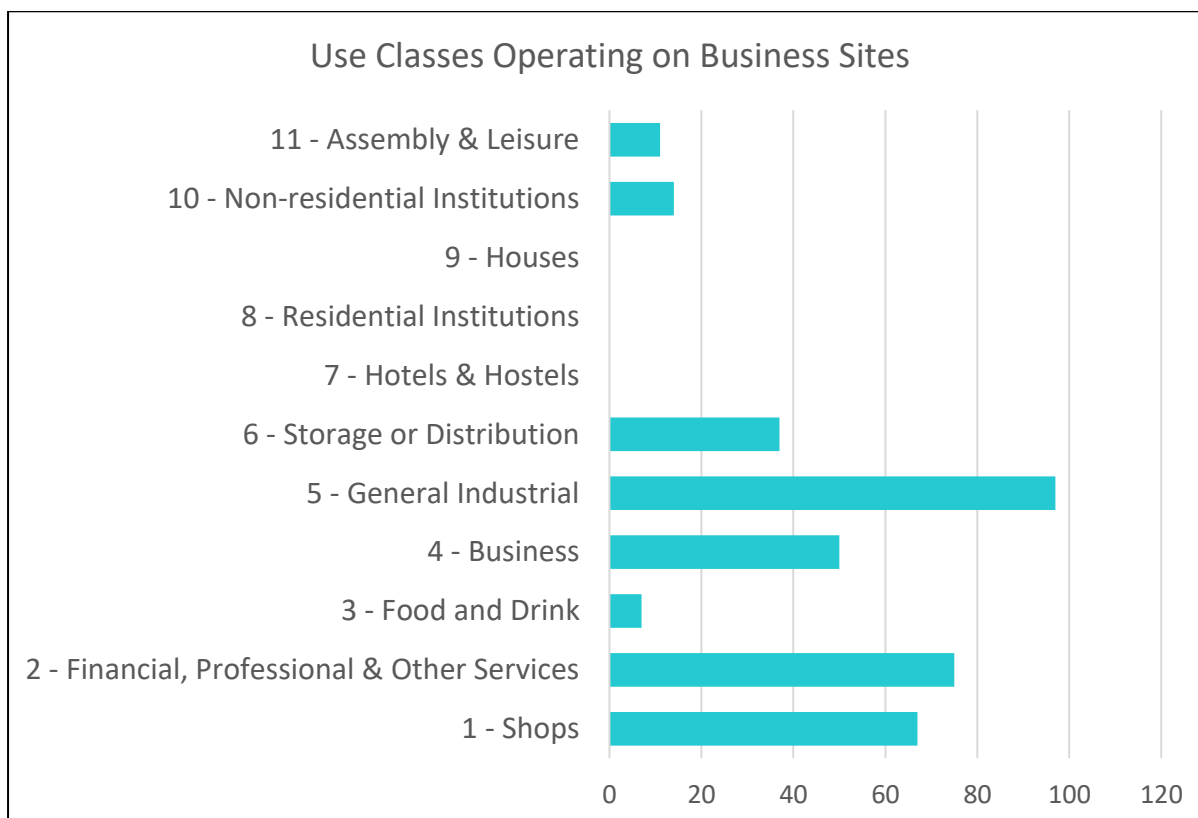
Constraint Categories for Sites with Vacant Business Land									
#	Site Name	Constraint Category	Constraint Type						
			Transport	Built Environment	Water Environment	Natural Environment	Historic Environment	Land Use	Other
2	Garscube Estate	Minor Constraints	-	Minor	-	-	-	-	-
3	Garscadden Depot	Major Constraints	Minor	Major	Minor	-	-	-	-
4	Cloberfield Industrial Estate	Major Constraints	-	Minor	Minor	Minor	Minor	Minor	-
7	Bishopbriggs Ind. Estate	Minor Constraints	Minor	-	-	-	-	-	-
12	Low Moss Industrial Estate	No Constraints	-	-	-	-	-	-	-
16	Westerhill Ind. Est. South	Minor Constraints	-	-	-	-	-	-	Minor
21	Kirkintilloch Ind. Estate East	Major constraints	Minor	-	Major	-	-	-	Minor
22	Lower Whitegates Ind. Est.	Minor Constraints	-	Minor	-	-	-	-	-
23	Milton Road	Major Constraints	-	Minor	Major	-	-	-	-
27	Woodilee Industrial Estate	Minor Constraints	-	Minor	-	-	Minor	Minor	-

The following chart shows how vacant business land within each of the constraint categories is distributed by settlement.



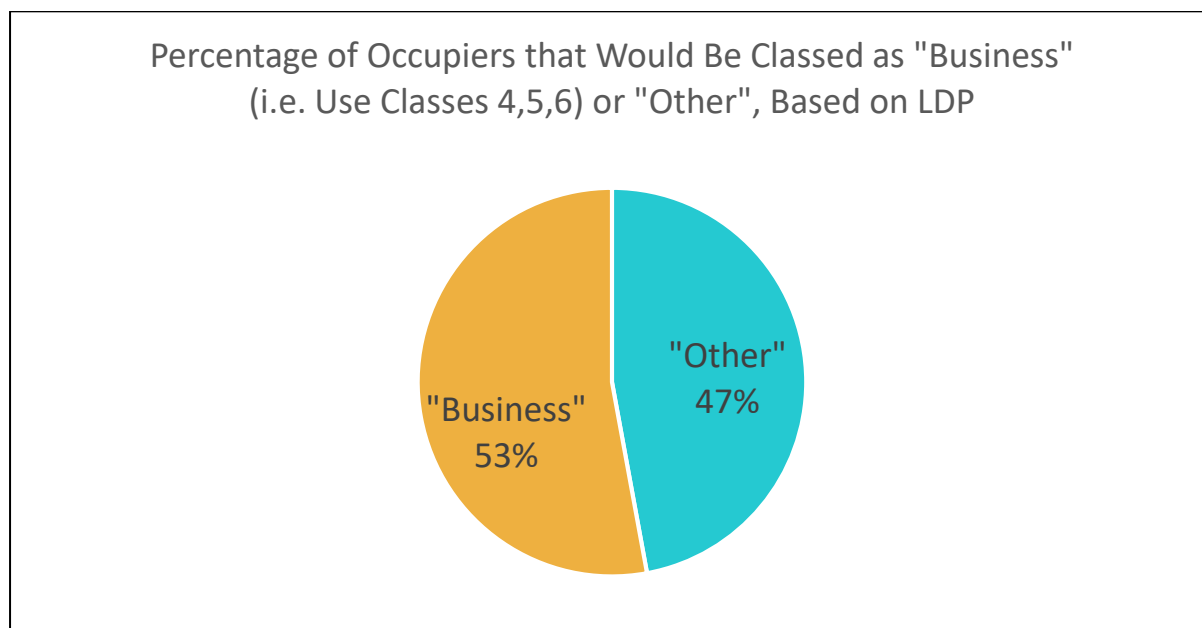
Indicator 4: Use Classes on Business Sites

Use classes were estimated for each of the businesses listed as current occupants of the 32 business and employment sites, the results of which can be seen in the chart below.



It appears that the use class with the most representation on business sites is 5, General Industrial, which is one of the three classes (along with classes 4 and 6) recommended as appropriate for business land in the LDP. There are however, also a large number of occupiers which better fit into class 2 (Services) or class 1 (Shops), and a few class 3, 10 or 11 uses

present on business sites. As the following chart shows, when the use classes are grouped, only 53% of the occupiers would be regarded as 'Business' uses based on the current LDP policy.

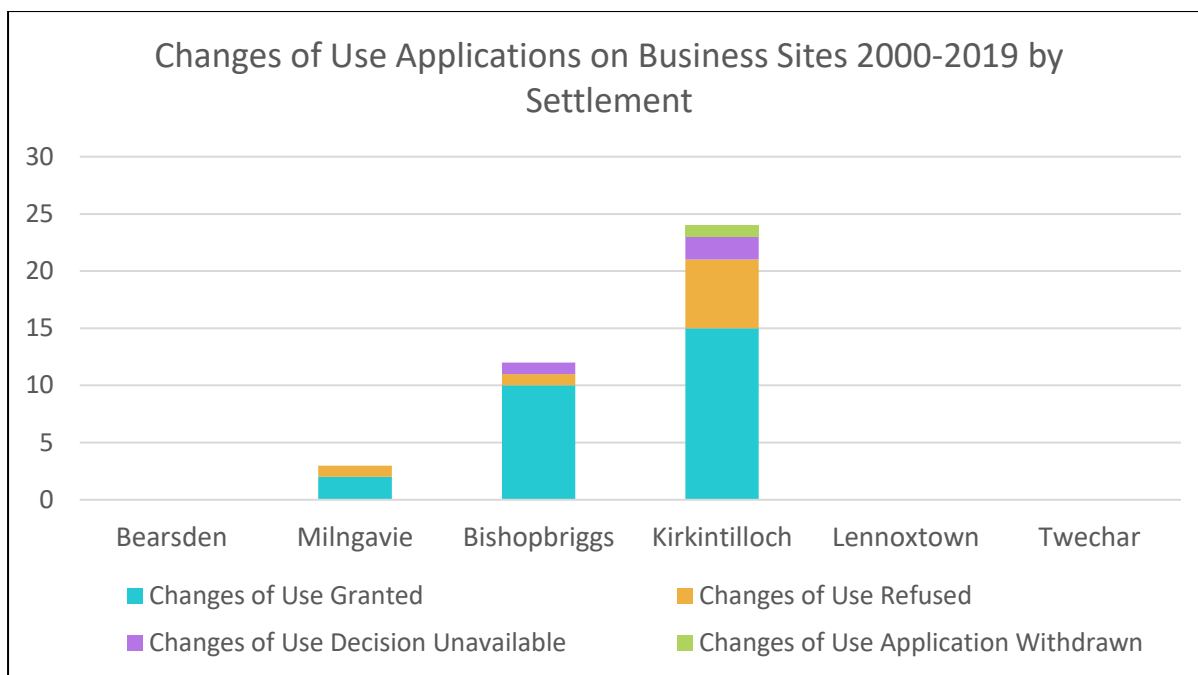


It is important to note that the information for this indicator is based on assumed use classes for each of the businesses which, from desk research, were found to occupy the business and employment sites at present. Some of these businesses did not readily fit into any of the definitions in the Town and Country Planning (Use Classes) (Scotland) Order 1997 – for example, vehicle repairs garages, trades suppliers, wholesalers – so were given what was judged to be the closest use class (which is open to interpretation). Additionally, several of the offices located on business sites are class 2 (services) rather than class 4 (offices), due to the nature of their operation, e.g. financial consultants. This essentially means that there are a significant number of occupiers which would reasonably be considered 'business uses', which have not been categorised as such as they are not strictly class 4, 5 or 6.

The uses which can, perhaps, most accurately be described as 'non-business' are classes 3 (food and drink), 10 (non-residential institutions) and 11 (assembly and leisure). Around 9% of all of the occupiers discovered on business sites fit into one of these classes.

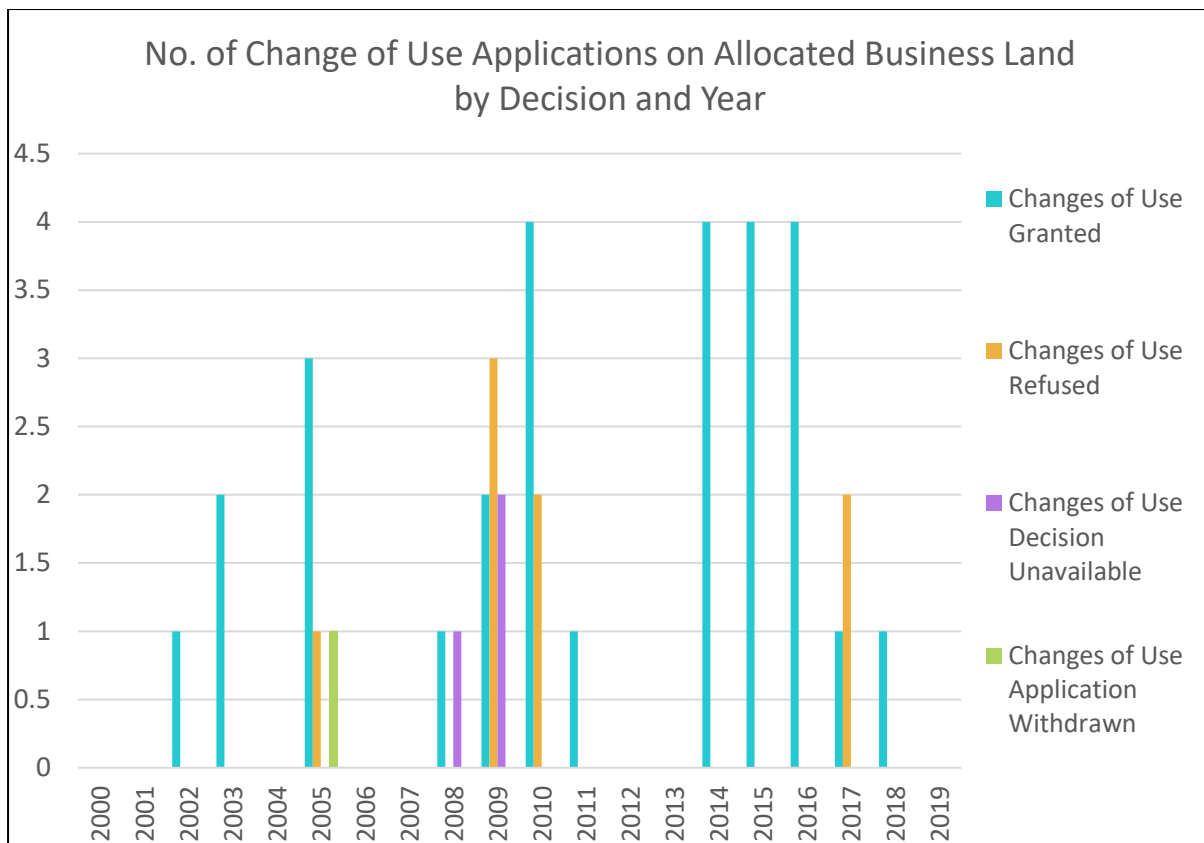
Indicator 5: New Build Planning Permissions and Changes of Use on Business Sites

Upon researching planning records dating back to 1st January 2000, 39 planning applications for change of use were found on the business sites included in this audit. Of these, 27 were granted and 8 refused. One of the most common changes of use described in the applications was from class 4 or 5 to class 11 (assembly and leisure). The types of business being proposed for this use class included gyms, dance studios and children's play facilities.

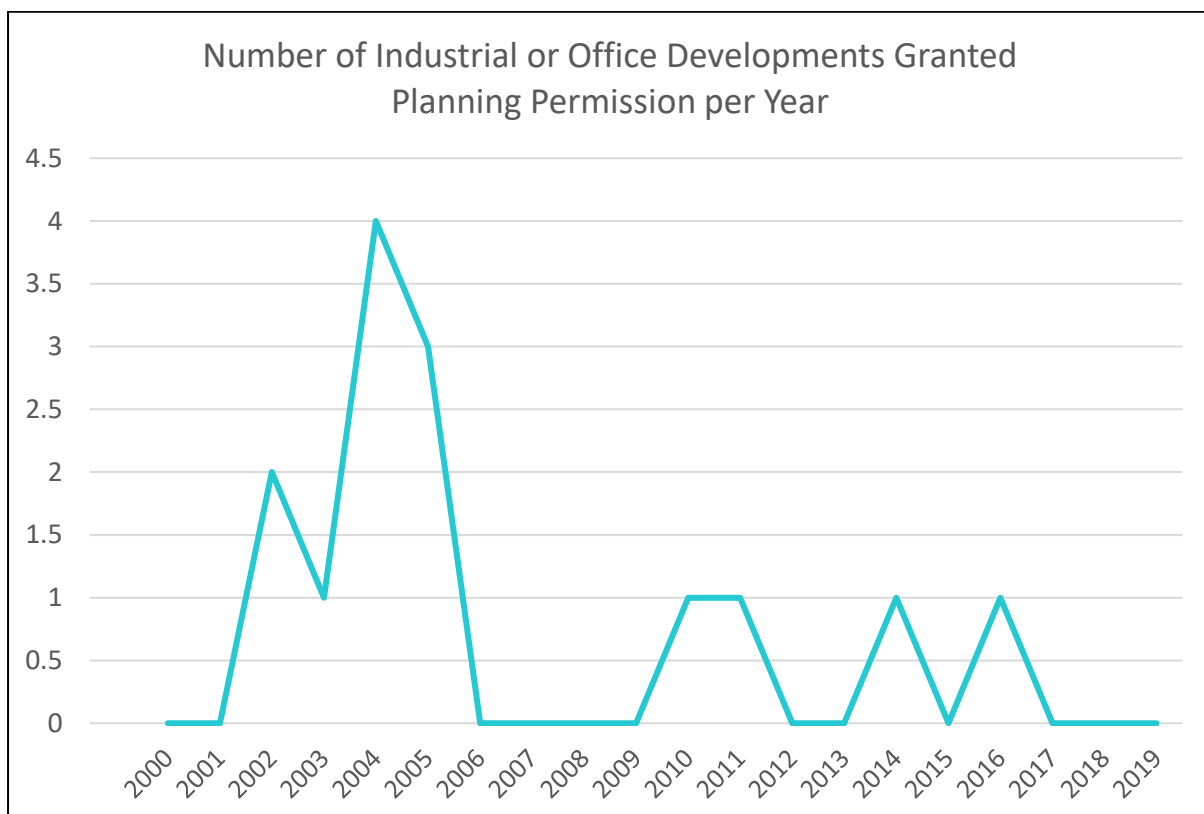


The chart above shows all applications for change of use across the study period by settlement, demonstrating which areas are under the most pressure to allow use of business land for other than the designated classes 4, 5 and 6. Despite there being more business land (by area) in Bishopbriggs, there have been more applications for change of use in Kirkintilloch, a higher proportion of which have been refused.

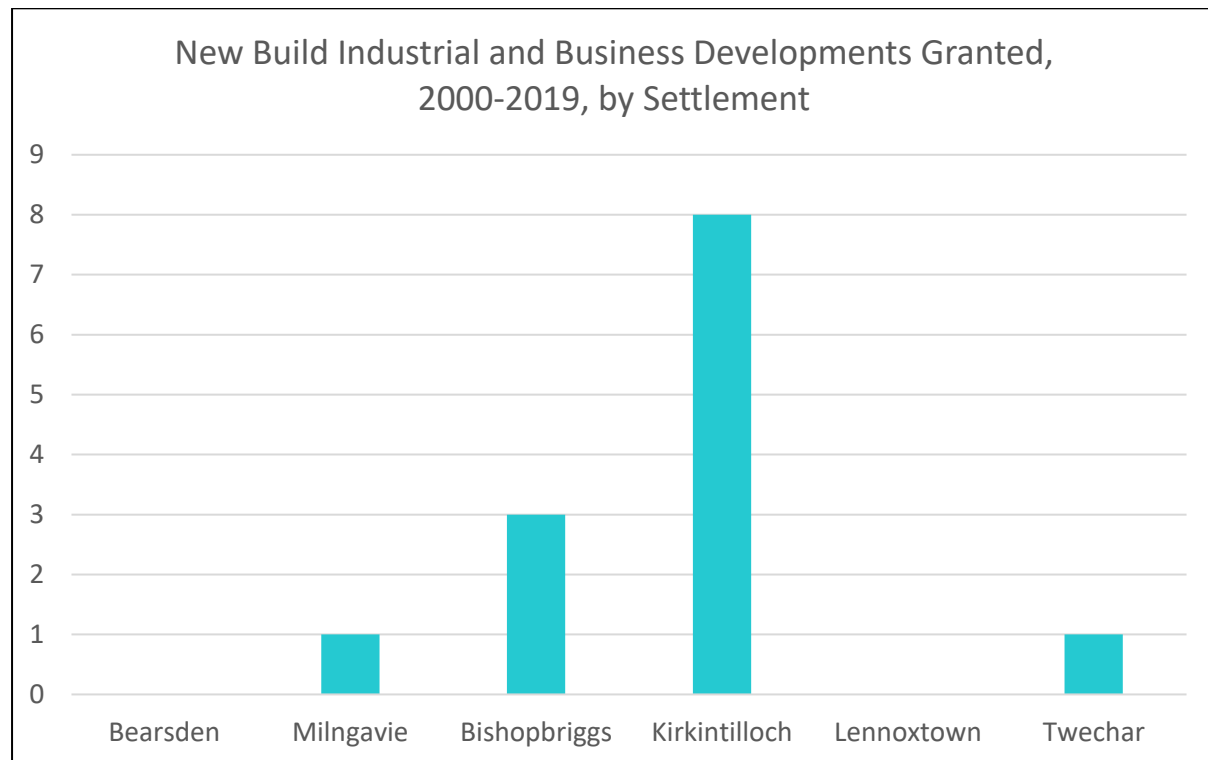
The following chart shows the volume of change of use applications each year from 2000 to 2019. As can be seen, there have not been particularly high numbers of applications within any one year period, and no more than four applications have been approved per year.



The planning application search also revealed that 14 applications have been granted for significant new office or industrial developments on business sites since 2000. The next graph shows these applications by year, and it can be seen that there have been no new applications of this type since 2016.



The following chart shows new business developments granted for the recorded period by settlement. Kirkintilloch has the majority by far – more than twice as many as Bishopbriggs, despite the fact that there is more business land overall by area in Bishopbriggs.



Indicator 6: Business Sites Added to or Removed from Supply

Only one of the sites included in the 2019 Audit - 13, St Mungo Street - has been deallocated and no longer makes up part of business land supply. Also, as the GL Hearn Business Land Review recommended that short-term demand for business land should be adequately fulfilled by existing sites, no additional sites have been allocated at the time of this audit.

This indicator will provide more useful data once the Business Land Audit is established on an annual basis, as this will allow changes in the business land supply to be measured over time.

Summary of Recommendations for each site

#	Site	GL Hearn Recommendation	Business Land Audit Recommendation		
			Category	Council Recommendation	Delivery Plan
1	Canniesburn Gate	There are no opportunities for intensification on the site. The employment use at the site should be protected.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
2	Garscube Estate	The vacant sites around the Beatson Institute for Cancer should be considered within the employment land supply, although the nature of the site would suggest that this is only for the institute itself.	B	This site has been put in category B – although it is mostly built out, there is a small amount of vacant land that would allow intensification of the existing use.	<ul style="list-style-type: none"> Highlight to land owners / occupiers that land is available for any required expansion of existing Garscube Estate occupiers Continue to protect in Local Development Plan for business use.
3	Garscadden Depot	There is an opportunity for the site to operate as its former use and provide facilities for waste or bad neighbour uses should there be demand, given access to the markets these uses serve via the strategic road network. It is therefore recommended that the vacant site is included within the employment land supply.	C	This site falls under category C – it is currently vacant, it has good road transport links, and its former use as a depot makes it likely that the land is contaminated and therefore not suitable for a change of use. The site is owned by the Council and marketing of the site commenced in June 2019 for ‘depot facilities or suitable green belt uses’ in line with LDP.	<ul style="list-style-type: none"> Work with Council Estates Management Team on the sale of the site. Continue to protect in Local Development Plan for business use and/or depot facilities or suitable green belt uses.
4	Cloberfield Industrial Estate	There is an opportunity for intensification in the north- west of the site. The close proximity of Allander Water suggests that there may be a flood risk. There is also a derelict site that could brought back into employment- making industrial use. The remainder of the site should be retained as a key industrial location.	B	This site has been classed as category B as it is an active industrial estate with some opportunities for further development – a small patch of derelict land and some space for expansion of the existing uses.	<ul style="list-style-type: none"> Work with land owner for vacant areas to identify opportunities for development. This may include: <ul style="list-style-type: none"> Land owner aspirations Work with existing land owners / occupiers on Cloberfield Industrial Estate to identify on Estate demand for vacant land for expansion Marketing of the site

					<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
5	Crossveggate Business Park	Crossveggate Business Park is fully developed and there is no room for expansion. The business park is made of local businesses and is fully let.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use. Potential to expand site to south to include former Council depot.
6	Milngavie Enterprise Centre	Milngavie Enterprise Centre is fully let and there is no room for expansion on the site. It is recommended that encouragement should be given to helping to create further enterprise centres where opportunities exist in appropriate locations.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
7	Bishopbriggs Industrial Estate	This is an established, local employment site but improvements are required to continue the attractiveness of this location. It is recommended that the vacant site to the north is included within the employment land supply. The vacant site to the south is currently under construction.	B	This site has been classed as category B as it is an active industrial estate with some opportunities for further development – an area of vacant land to the north of the site.	<ul style="list-style-type: none"> Work with land owners / occupiers to understand desirability and feasibility of improving the condition of the site. Work with land owner for vacant areas to identify opportunities for development. This may include: <ul style="list-style-type: none"> Land owner aspirations Work with existing land owners / occupiers on Bishopbriggs Industrial Estate to identify on Estate demand for vacant land for expansion Marketing of the site Continue to protect in Local Development Plan for business use.
8	Cadder/ Marley Works	The site is fully built out and any further expansion depends on the current occupiers. No specific policy response is required, although if the site wishes to	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.

		expand there is likely to be capacity within neighbouring plots to do so.			
9	Former Balmuildy Brickworks	No specific policy response required.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
10	Hilton Depot	The site is likely to be vacated in the long term and the Council should exhaust opportunities for other employment generating uses before other uses are considered. No specific policy response required.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
11	Huntershill Village	This is a well-established and active local employment site with low vacancies. The site attracts demand from the local industrial market. It is recommended that the site is retained as a key employment location.	B	This site has been classed as category B as it is an active employment site, which is largely occupied, with a few potential vacancies.	<ul style="list-style-type: none"> Work with the land owner to understand their approach to marketing any empty units. Continue to protect in Local Development Plan for business use.
12	Low Moss Industrial Estate	The site is performing well with a low vacancy rate. It is recommended that the site is retained as an employment site and the vacant site is included within the employment land supply.	B	This site has been classed as category B as it is an active employment site with some opportunities for further development on an area of vacant land within the site.	<ul style="list-style-type: none"> Work with land owner for vacant areas to identify opportunities for development. This may include: <ul style="list-style-type: none"> Land owner aspirations Work with existing land owners / occupiers on Low Moss Industrial Estate to identify on Estate demand for vacant land for expansion Marketing of the site Continue to protect in Local Development Plan for business use
13	St Mungo Street	Although this is an established, local employment site that currently meets the need of the local industrial market it is however in poor quality and has a high vacancy rate. The site however has been	E	This site is category E as it has already been deallocated from the LDP, and the poor quality and high vacancy rate of the site would make it less marketable	<ul style="list-style-type: none"> No action required.

		de-allocated and this site should no longer form part of the supply.		than some of the other existing business land.	
14	Springfield Works	This is an established, accessible local employment site. There are no opportunities for intensification within the existing area. The employment uses currently on the site should be protected.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
15 16	Westerhill Business Park North & South	<p>The north of the site is a well-established employment site which should be supported for continued employment uses. It is recommended that the northern sites are included within the employment land supply. The southern site is of a scale for which there is limited demand and has been vacant for some time.</p> <p>However, it is probably the best placed of the three major sites (along with Woodilee and Badenheath) to deliver substantial growth and as a brownfield site should be considered an option should major inward investment appear.</p> <p>The southern site should therefore be retained while the market considers the improved road links or if further investment such as access is improved. If this is achieved the site could be considered for employment-led mixed use development although in the longer term.</p>	D	<p>This site has been classed as category D as it is an active site with some vacant land, which could be considered for employment-led mixed use development.</p> <p>This site represents a strategic business opportunity for East Dunbartonshire in order to deliver the Economic Development Strategy and ensure local employment opportunities. It forms part of a wider regeneration opportunity for North East Bishopbriggs in order to utilise vacant land and provide links to the Town Centre Strategy and Auchinairn Place Plan. The construction of the Bishopbriggs Relief Road Phase 5 will provide a potential opportunity for a new defensible settlement boundary on the eastern edge of Bishopbriggs. As such, this option extends the Westerhill area (including and beyond LDP site 13.17) to create a Westerhill Regeneration Area (Map x). It should be noted that LDP site 13.15 Low Moss Industrial Estate is included within this area, however this site has only 0.1 hectare of vacant land and the site must continue to be protected for business use in LDP2 albeit with opportunities to develop the vacant land for business</p>	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use. However, LDP2 should include the following requirement: <p>Work with landowners to ensure that a masterplan is produced for the area. The Masterplan must set out land use zones, key adjacencies and connections, conceptual layouts and design criteria in order to meet the requirements set out below. It must include a phasing and implementation schedule. Engagement must form part of the Masterplan process, including between businesses and landowners, the local authority and the local community. This could form the basis of a Masterplan Consent Area / Simplified Planning Zone.</p> <p>Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration as set out below. Examples of funding sources could include City Deal Place and Growth Programme</p>

				<p>and make environmental improvements as part of the Westerhill Regeneration Area approach set out below.</p> <p>There is a need therefore for investment in the transport network, business infrastructure, land remediation and green infrastructure, alongside co-ordinated investment by the private sector that will catalyse sustainable economic growth within East Dunbartonshire. A Strategic Business Case for the regeneration project has been agreed by the Glasgow City Region Cabinet and further work will be undertaken to develop the proposals to deliver a package of transport, business infrastructure, and brownfield land enabling activities.</p> <p>As such a masterplanned approach to development and regeneration of the area is required to ensure that these outcomes can be met and economic growth can be demonstrated.</p>	<p>funding, and funds awarded from external providers for example related to active travel and green network.</p> <p>Uses forming part of this masterplan will include:</p> <ul style="list-style-type: none"> - Business development – existing and proposed to include land for large floorspaces and microbusiness / start up units. - Residential – potential for a small element of housing, including affordable housing, to enable business development, subject to City Deal and Masterplan processes. - Strathkelvin Retail Park – potential for expansion to incorporate retail, leisure, food and drink where there is a specific locational need and the implementation of the Bishopbriggs and Kirkintilloch Town Centre Strategy/Masterplan is supported. - Low Moss and High Moss Nature Conservation Sites – protected and enhanced with active travel / recreation links to surrounding area. The potential for the creation of a Local Nature Reserve covering these areas will be investigated. - Cemetery – Expansion of existing cemetery
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					<ul style="list-style-type: none"> - Any education and health care or ancillary facilities required by the development – developer contributions may be an alternative dependant on the scale of requirement from the site <p>Transport infrastructure which will form part of this masterplan will include:</p> <ul style="list-style-type: none"> - Bishopbriggs Relief Road Phase 5. - Comprehensive active travel routes including strategic links between Westerhill Road and Bishopbriggs Town Centre, Strathkelvin Retail Park, Auchinairn, the Wester Way, Forth and Clyde Canal, North Glasgow and Glasgow City Centre with a preference for off-road routes where possible. - Investigation of the feasibility of and potentially deliver a bus based Park and Ride facility. - A803 Quality Bus Corridor. - Safeguarding of land for a potential rail station, working with North Lanarkshire Council. <p>Delivery of all required utilities infrastructure, including digital connectivity, renewable energy and</p>
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					<p>renewable heat, as part of the masterplan.</p> <p>Delivery of green infrastructure integrated with surrounding green network as part of the masterplan delivering health, carbon reduction, climate change adaptation and biodiversity benefits whilst creating a high quality environment for investment. This must include protection of Tree Preservation Order, Native Woodland areas and protection and restoration of peatland.</p> <p>As part of a range of surveys and investigation which will be required to be undertaken as part of developing the Masterplan, the following are examples of technical investigation required to inform developable areas or remediate land for development as part of the masterplan:</p> <ul style="list-style-type: none"> - Flood Risk Assessment and delivery of required management. - Protection of deep peat and carbon rich soils. Category 1 peatland must be protected from development or disturbance. - Contamination and ground investigations. - Air quality and Noise Impact Assessment.
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17	Broomhill Industrial Estate	Broomhill Industrial Estate is a well-functioning multi occupier mixed use employment site. There are no opportunities for intensification within the existing area. The employment uses at the site should be protected.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
18	Canal Street Industrial Estate	Canal Street Industrial Estate is a well-functioning multi occupier mixed use employment site. There are no opportunities for intensification within the existing area. The employment uses at the site should be protected.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
19	Eastside Industrial Estate	Eastside Industrial Estate is a well-functioning multi occupier mixed use employment site located in a sustainable location. There are no opportunities for intensification within the existing area. The employment uses at the site should be protected and occupation of the empty units encouraged.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use. Work with the land owner to understand their approach to marketing any empty units.
20	High Street Industrial Estate	High Street Industrial Estate is a well-functioning multi occupier mixed use employment site located in a sustainable location. There are no opportunities for intensification within the existing area. The employment uses at the remainder of the site should be protected.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
21	Kirkintilloch Industrial Estate East	This is an established employment site with several vacant units. It is recommended that the site is retained for employment uses with the vacant brownfield sites included within the employment land supply.	B	This site has been classed as category B as it is an active employment site, with a few potentially vacant units.	<ul style="list-style-type: none"> Work with the land owner to understand their approach to marketing any empty units.

					<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
22	Lower Whitegates Industrial Estate	This is an established employment site with several vacant units and plots, and also options for intensification. We would recommend that the potential for a mixed use masterplan to combine both sites is examined.	D	This site has been classed as category D as it is an active site with some vacant land, which could be considered for employment-led mixed use development. Planning applications have been submitted for a variety of non-business uses in recent years, live applications for housing were submitted in June 2019. Whilst there is pressure for a change of use, any non-business use should be enabling and ensure continuation of business on the site.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for mixed-use development, prioritising business use and require a joint approach across the site, through a masterplan to deliver: <ul style="list-style-type: none"> Business land – protection of existing businesses on site. Additional units to be provided. Housing – Some housing, including affordable housing, may be acceptable on a limited portion of the site, provided that is compatible with existing business use and will enable further business development. Feasibility of housing suitability on the site to be considered. Infrastructure - upgraded transport and digital infrastructure required. Landscaping of business areas required to ensure a high quality site and new units are attractive. <p>Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support</p>

					and enable the delivery of mixed use regeneration as set out above.
23	Milton Road	This is an established single employment site. It is recommended that the existing site is retained within the employment land supply. However, the vacant area could be considered for release to other employment generating uses such as leisure or retail.	D	This site has been classed as category D as it is an active site with some vacant land, which could be considered for employment-led mixed use development. The surrounding site has a range of uses and a recent planning application demonstrates potential demand for the site.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use. However, LDP2 could include the opportunity for retail or leisure uses on the vacant land subject to proposed uses not being able to locate in Kirkintilloch town centre and having specific locational needs.
24	Ramsay Industrial Estate	Ramsay Industrial Estate is a larger employment site with a wide range of occupiers. There appear to be no vacant units and the site is operating near to capacity. There are no opportunities for intensification within the existing area and we would recommend that the council retains this site for business use.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
25	Southbank Business Park	Southbank business centre is a medium sized employment site with a wide range of occupiers. These are predominantly office based particularly in the larger units. There appear to be no vacant units and the site is operating near to capacity. There are no opportunities for intensification within the existing area and we would recommend that the council retains this site for business use.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use.
26	Southbank Works	This is a well-functioning single occupier site which meets the requirements of the current occupier, a cement works. The site is largely fully built out although there is also a large area of vacant land on the eastern part of the site which could be used for	B	This site has been classed as category B as it is an active employment site with an area of vacant land within the site. This vacant area has planning consent for a new Kirkintilloch Community	<ul style="list-style-type: none"> Determine extent of land that requires deallocation for Kirkintilloch Community Sports Centre and continue to protect remaining land in Local

		expansion purposed for the existing uses. No specific policy response required.		Sports Centre and the boundary of the site requires updating.	Development Plan for business use.
27	Woodilee Industrial Estate	There are two distinct cleared sites in the site, which have good accessibility onto Woodcroft Road. Although the site benefits from good accessibility and a sustainable location, we are not convinced that there is a market demand to take up space here of this scale. The previously cleared sites demonstrate this and the remaining units which survive and the overall appearance of the industrial estate is not great. The Council should consider zoning the sites for different uses with the potential to deliver mixed use development.	D	This site has been classed as category D as it is an active site with some vacant land, which could be considered for employment-led mixed use development. The site is currently allocated in the Local Development Plan for mixed-use development, primarily for business and employment uses. A masterplan was produced for the site by the Council and published in 2014 to guide applications and an office for Deafblind Scotland and a pub/restaurant have been consented and built as a result. However this development has been adhoc and not part of a joint approach to site from land owners. As a result vacant land remains with pressure for a change of use. Further work is required to understand constraints on the vacant areas to understand whether housing can be located on the site.	<ul style="list-style-type: none"> • Continue to protect in Local Development Plan for mixed-use development, prioritising business use and require a joint approach across the site, through a masterplan to deliver: <ul style="list-style-type: none"> – Business land – protection of existing businesses on site. Additional units to be provided. – Housing – Some housing, including affordable housing, may be acceptable on a limited portion of the site, provided that is compatible with existing business use and will enable further business development. Feasibility of housing suitability on the site to be considered. – Infrastructure - upgraded transport and digital infrastructure required. Landscaping of business areas required to ensure a high quality site and new units are attractive. <p>Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed</p>

					use regeneration as set out above.
28	Lennoxtown Enterprise Centre	This is a small, highly accessible and centrally located site which provides good quality office space and workshop units. Further efforts could be made to enhance the take up of the vacant units.	B	This site has been classed as category B as it is an active employment site with some vacant units.	<ul style="list-style-type: none"> • Work with the land owner to understand their approach to marketing any empty units. • Continue to protect in Local Development Plan for business use.
29	Veitch Place	This is a centrally located site which accommodates town occupiers who sit either side of Veitch Road. The very small amount of vacant land to the north west/north-west is not considered suitable for development given the dominance of the current two occupiers and the likely accessibility constraints.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> • Continue to protect in Local Development Plan for business use.
30	Pit Road, Waterside	Pit Road is a very poor quality multi-occupier employment site located in an inaccessible location. There are opportunities for intensification within the existing area but we would recommend that the council examines the long term future of this site for business use or as a potential redevelopment site.	B	This site has been classed as category B as it is an active employment site with opportunities for site improvements. In addition, an adjacent site has been submitted for business use, and whilst this is considered unsuitable for additional development, further discussion is required on the site and its operations.	<ul style="list-style-type: none"> • Work with the land owner/occupier to understand their aspirations for the site and the requirement or opportunity for improvements. • Continue to protect in Local Development Plan for business use.
31	Twechar Business Park	Twechar Business Park appears to function well and houses a small number of local businesses. There would appear to be some room for expansion to the south of the site but until such time as there is unmet demand then we would recommend no further allocation here.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> • Continue to protect in Local Development Plan for business use.
32	Badenheath	As there is already a well-established industrial estate on the other side of Mollins	E	This site has been put in category E as it is unclear that this site will come	<ul style="list-style-type: none"> • Consider the deallocation of the site from the Local Development

		Road with available business space being marketed for some time it is not recommended that Badenheath is allocated for employment uses at this time.		<p>forward for business and employment uses and it may be more appropriate to deallocate the site at this time.</p> <p>As noted by GL Hearn there is competition from other nearby areas and in addition it is a greenfield site without existing services.</p> <p>Work is required to understand the land owners intentions and work carried out in recent years to bring the site forward for business.</p>	Plan subject to discussion with the land owner regarding their work to bring forward the site for business uses.
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Business Land Site Schedules

SITE 1 – Canniesburn Gate (LDP 13.1)

Site Details

Site Name: Canniesburn Gate

Address: 10 Canniesburn Dr, Bearsden, G61 1BF

LDP Reference: LDP 13.1

Grid Ref: 254581 Easting, 671040 Northing

Ownership and Occupiers

Ownership:

- Golden Charter, private

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Golden Charter Select Ltd	Funeral Director / Insurance	1	Email: contact@goldencharter.co.uk , 0800 111 4514/ 0141 942 5855	Year taken up: 2008
Abercrombie Gemmell	Financial Services	2	Canniesburn Gate, 10 Canniesburn Drive, Bearsden, G61 1BE 0141 943 3600	

Site Information

Site Size: 0.24 ha

Developable Area: 0 ha

Planning Status: Fully Developed Employment Site; Allocated in LDP as a business and employment site (Policy 13)

Description: Canniesburn is a small employment site located within the settlement boundary of Bearsden and surrounded by residential uses to the north, south, east and west. The site currently comprises an office building and associated parking, which are in relatively good condition.

Marketing of any vacant land/buildings: Not applicable

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> Active travel – near core path Access to the A739 provides strong north-south connections to local markets in Bearsden and wider regional markets via the strategic road network. Internal road network appears sufficient for existing occupiers 	YES: <ul style="list-style-type: none"> Limited public transport accessibility. Nearest stations are Bearsden (1 mile) and Westerton (1 mile) Nearest bus stop is Switchback Road (0.2 miles). Heavy vehicles may have difficulty accessing the site due to the narrow road (such as on street parking issues) and a sloped downhill access into the site.
Built Environment	NO	YES: <ul style="list-style-type: none"> The site is fully developed with no vacant land available and is surrounded by residential dwellings so there is no scope for further development on the site.
Water Environment	NO	NO: <ul style="list-style-type: none"> Outwith SEPA flood risk area. No know local flood issues.

Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	YES: <ul style="list-style-type: none"> Although nearby residential uses are not a constraint on the current use of the site, should it ever become vacant there will be restrictions on the types of business that could locate there.
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 2 – Garscube Estate (LDP 13.5)

Site Details

Site Name: Garscube Estate

Address: Switchback Road, Bearsden, G61 1QH

LDP Reference: LDP 13.5

Grid Ref: 255610 Easting, 674365 Northing

Ownership and Occupiers

Ownership:

- Beatson Institute for Cancer Research

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Beatson Institute for Cancer Research / University of Glasgow	Life Sciences / Research and Development	4	Email: beatson@gla.ac.uk, 0141 330 3953	

Site Information

Site Size: 2.66 ha

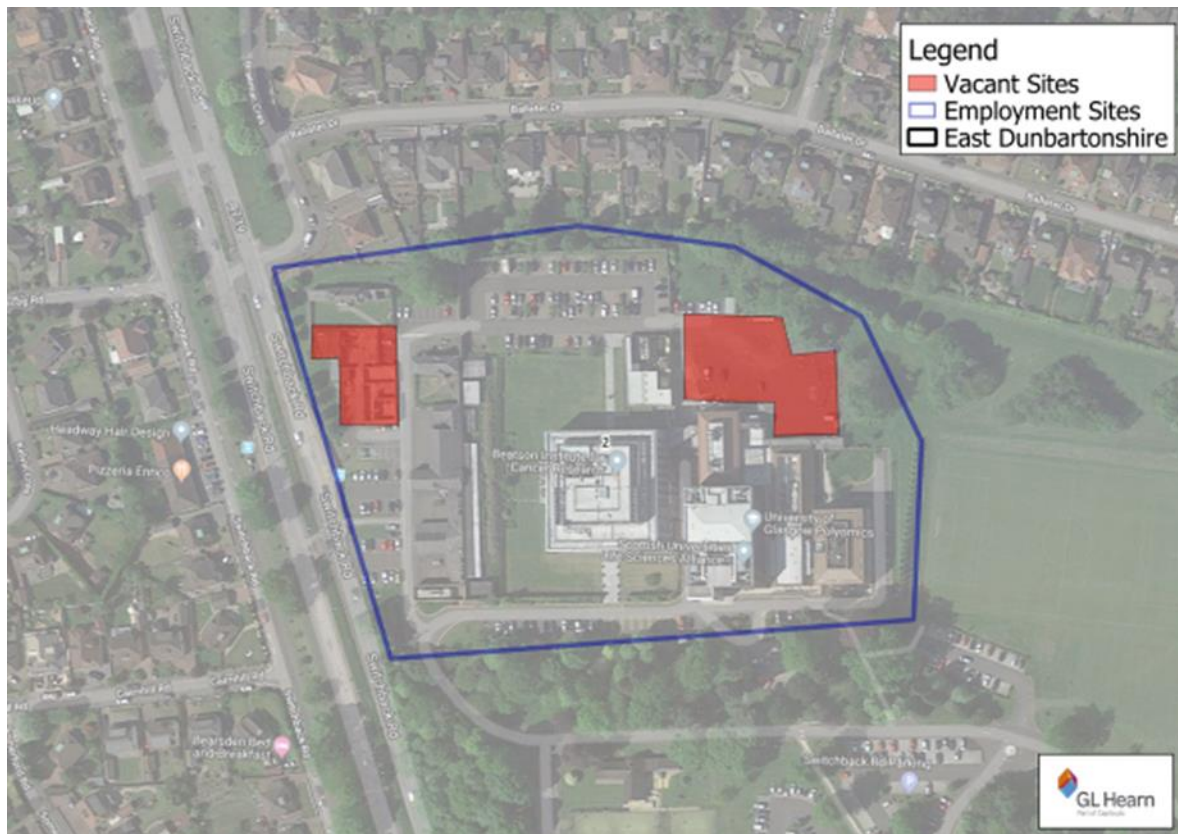
Developable Area: 0.19 ha intensification opportunity; 0.09 ha vacant brownfield

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Description: Garscube Estate is a dedicated research facility, located on the south- eastern outskirts of Bearsden. The site is located in close proximity to The University of Glasgow's small animal hospital which sits to the south and the University of Glasgow's Veterinary School, located 500m to the south. The site is bounded to the east by playing fields, and by residential uses to the north and west. Barrier controlled entry restricts access to the site.

Marketing of any vacant land/buildings: Not applicable

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> Near to the A739 Good public transport accessibility with the closest bus stop located directly outside the site on Switchback Road and four bus services available from the stop. Westerton train station is located to the west of the site (a 15 minute walk), operating direct services to Airdrie, Milngavie, Dalmuir, Larkhall, Balloch, Motherwell, Edinburgh and Glasgow. 	NO
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Neighbouring research facilities, make it an attractive location for institution and research uses. The former stable blocks to the west of the site and an area of hardstand north- east of the site present opportunities for employment development, 	NO

	particularly to support the growing research sector.	
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO: <ul style="list-style-type: none"> Existing buildings are not listed and the site is not located within a conservation area.
Land Use	NO	NO
Other	NO	NO

Recommendations

Highlight to land owners / occupiers that land is available for any required expansion of existing Garscube Estate occupiers.

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 3 – Garscadden Depot (LDP 13.4)

Site Details

Site Name: Garscadden Depot

Address: Duntocher Road, Bearsden G61 4QF

LDP Reference: LDP 13.4

Grid Ref: 251854 Easting, 672831 Northing

Ownership and Occupiers

Ownership:

- Public (Council)

Road Ownership:

- Public (Council)

Current Occupiers:

- Unoccupied, derelict site.

Site Information

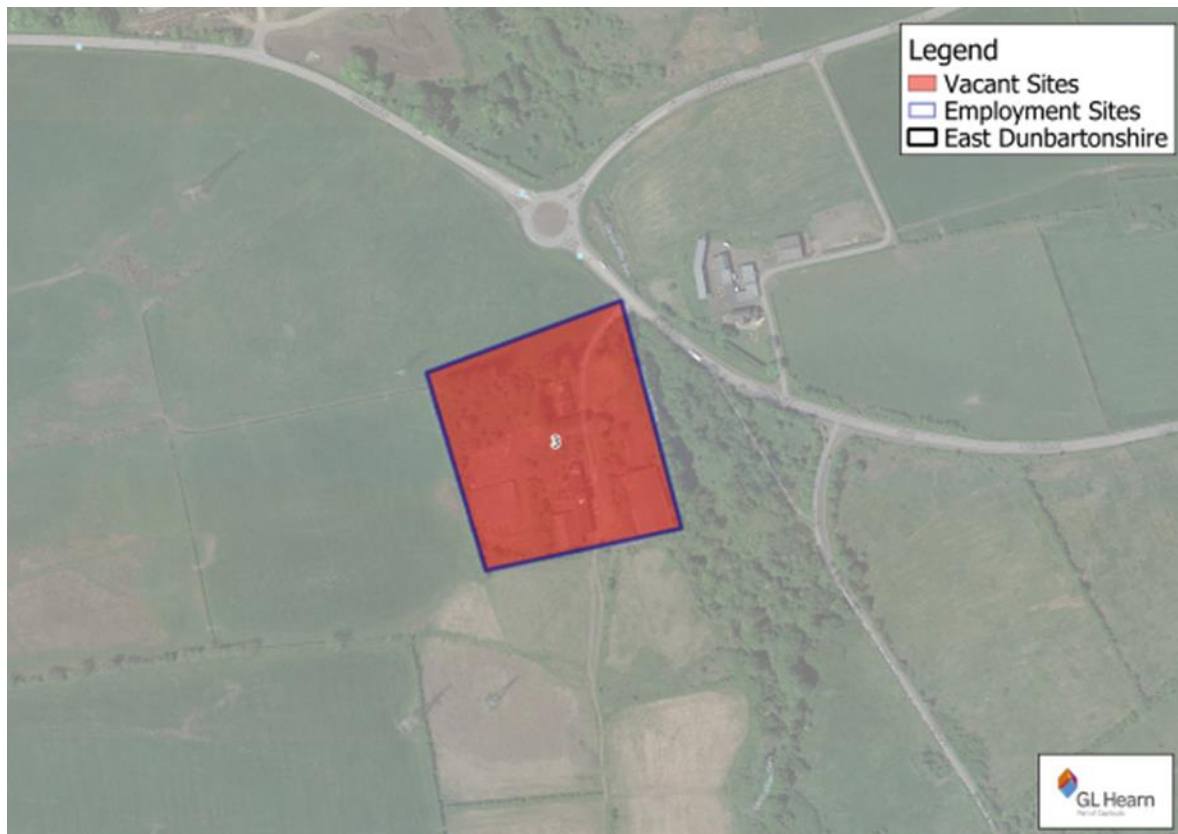
Site Size: 2.26 ha

Developable Area: 2.26 ha

Planning Status: Vacant Brownfield; Allocated in LDP as a business and employment site (Policy 13)

Description: A former landfill site, comprised of a mix of derelict sheds. Access to the site is not permitted.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> Proximity to the A810 means access to markets via the strategic road network. 	YES: <ul style="list-style-type: none"> Upgrade would be required to the existing access road from the A810.
Built Environment	YES: <ul style="list-style-type: none"> Opportunity for the site to operate as its former use and provide facilities for waste or bad neighbour uses should there be demand 	YES: <ul style="list-style-type: none"> Contaminated land as a result of the former use. Any form of development will require the delivery of supporting utilities infrastructure.
Water Environment	NO	YES: <ul style="list-style-type: none"> Potential flooding impacts from the water course that travels direct east of the site.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Work with Council Estates Management Team on the sale of the site.

Continue to protect in Local Development Plan for business use and/or depot facilities or suitable green belt uses.

Site Photographs



SITE 4 – Cloberfield Industrial Estate (LDP 13.2)

Site Details

Site Name: Cloberfield Industrial Estate

Address: Cloberfield, Milngavie, G62 7LN

LDP Reference: LDP 13.2

Grid Ref: 254819 Easting, 675501 Northing

Ownership and Occupiers

Ownership:

- Mixed Private, East Dunbartonshire Council

Road Ownership:

- Adopted

Current Occupiers:

Name	Sector	Use Class	Contact Details	Notes
West Coast Controls Ltd	Electrical Supplies (for Construction)	4	Email: sales@westcoastcontrols.co.uk service@westcoastcontrols.co.uk 0141 956 6639	
Allander Coaches	Coach Hire Depot	1	Email: enquiries@allandertravel.co.uk 0141 956 5678 0141 956 3636	
On The Move?	Packaging Supplies Shop	1	16 Cloberfield, Milngavie, Glasgow, G62 7LN 0141 956 2229	Formerly Murray Packaging
Clockwork Removals Glasgow	Removals Company	6	Email: info.glasgow@clockworkremovals.co.uk 0141 305 3102	
Saica Pack UK	Paper mill	5	Email: web.pack@saica.com 0141 956 2323	
Allander Aggregates	Sand and Gravel Supplier	5	Email: info@allanderaggregates.co.uk 0141 956 4583	

Cloberfield Automotive	Used Car Dealership	1	1A Cloberfield, Milngavie, Glasgow, G62 7LN 0141 956 7488	
Avalon Veterinary Clinic	Veterinarian	2	Email: info@avalonvet.co.uk 0141 956 4234	
J&A Motors	Car Body Shop	5	Unit 5, 1A Cloberfield, Glasgow, G62 7LN 0141 956 7979	
Les Weirs Garage	Vehicle Repair	5	Unit 4 Cloberfield, Milngavie, Glasgow, G62 7LN 0141 956 7770	
Apex Generators Ltd	Power Generator Hire	5	Cadder House, Cloberfield, Milngavie, Glasgow, G62 7LW 0141 956 3571	
Alexandra Park Interiors	Curtain Maker and Retailer	1	Email: info@alexandrapark.com 0141 956 4820	
Concrete Glasgow - CMIX	Concrete Supplies (for Construction)	5	Email: info@cmix.co.uk 01360 551042	
Dieselec Thistle Generators	Industrial Equipment Supplier	5	Email:sales@dtgen.co.uk service@dtgen.co.uk 0141 956 7764	Took over Thistle generators in 2010 – now largest UK provider of standby power systems
Glasgow Skips	Waste Collection Service	5	11 Cloberfield, Milngavie, Glasgow, G62 7LN 0141 404 6341	
Belting and Mechanical Leather Co Ltd	Industrial Equipment Supplies and Repairs	5	Email: info@beltingandmechanical.co.uk 0141 956 6577	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Nevis Capital LLP	0141 248 1200, enquiries@neviscapital.co.uk , neviscapital.co.uk	Has now moved to West George Street in Glasgow City Centre?

Insite Contracts Ltd	www.insitecontracts.co.uk/01419565050/enquiries@insitecontracts.co.uk	Since 30/06/04; previously Interact Construction Services from 03/01/96 Has now moved to the South East of Glasgow?
Scott Plumbing		No activity
CFI Gym Equipment	info@cfihq.com	

Site Information

Site Size: 8.79 ha

Developable Area: 0.1 ha

0.52 ha (intensification opportunity); 0.31 ha (vacant brownfield)

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Description: A well-established industrial estate, located north-west of Milngavie town centre, with a range of small to medium sized buildings, in relatively good condition.

Marketing of any vacant land/buildings:

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES:	NO

	<ul style="list-style-type: none"> Conveniently located on the outskirts of Milngavie, north-west of the town centre. 	
Built Environment	YES: <ul style="list-style-type: none"> Derelict site that could brought back into employment- making industrial use. Opportunity for intensification in the north- west of the site. 	YES: <ul style="list-style-type: none"> There is poor internal circulation, in part due to the configuration of the units.
Water Environment	NO	YES: <ul style="list-style-type: none"> Potential flood risk due to proximity of Allander Water (flood risk area on LDP)
Natural Environment	YES: <ul style="list-style-type: none"> The site's surrounding natural landscape provides screening and also enhances its visual appeal. 	YES: <ul style="list-style-type: none"> To the east of the site is Allander Water and the West Highland Way so there is no scope for expansion as Woodland lies to the immediate south and north of the site (this is an LDP nature conservation site and also comes under Open Space and Green Belt policy). There is a site of special scientific interest directly north of the site.
Historic Environment	NO	YES: <ul style="list-style-type: none"> There is a listed building on the site
Land Use	NO	YES: <ul style="list-style-type: none"> The surrounding land uses prevent expansion of the site beyond its existing footprint.
Other	NO	NO

Recommendations

Work with land owner for vacant areas to identify opportunities for development. This may include:

- Land owner aspirations
- Work with existing land owners / occupiers on Cloberfield Industrial Estate to identify on Estate demand for vacant land for expansion
- Marketing of the site

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 5 – Crossveggate Business Park (LDP 13.3)

Site Details

Site Name: Crossveggate Business Park

Address: Crossveggate, Milngavie, G62 6RA

LDP Reference: LDP 13.3

Grid Ref: 255610 Easting, 674365 Northing

Ownership and Occupiers

Ownership:

- 10-14 – McComb, MacPherson and Co Ltd (1988)
- 16-28 – Essel Securities Plc (c/o Pinsent Masons LLP; 1988)

Road Ownership:

- Main road adopted, one car parking area council, other private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Clyde Process Valves	Tool Manufacturer	5	Email: sales@clydeprocessvalves.co.uk 0141 944 6339	
West Coast Controls	Project Management (for Construction)	2	Email: sales@westcoastcontrols.co.uk service@westcoastcontrols.co.uk 0141 956 4327	
K&C Tyres	Vehicle Repair	5	Email: kandctyres@hotmail.co.uk 0141 956 1944	
Love Pilates Studio	Exercise Studio	11	Email: karen@karenwoodpilates.co.uk 07736731461	
Wylie and Lohead Funeralcare	Funeral Director	1	22 Crossveggate Estate, Milngavie, G62 6RA 0141 956 2373	
GM Thomson Architects	Professional Services (Architect)	2	Email: gordon.thomson3@ntlworld.com 0141 955 0771	

East Dunbartonshire Association for Mental Health	Health/ Non-profit	2	Email: info@edamh.org.uk 0141 955 3040	
Sim & Son	Funeral Director	1	Email: enquiries@simandson.co.uk 0141 956 6667	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Milngavie and Bearsden Garage Ltd	www.milngaviebearsdengarage.co.uk , info@mbgarage.co.uk 0141 9566679	Moved to Torrance

Site Agent(s):

Site Information

Site Size: 0.61 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Not applicable

Description: Crossveggate Business Park is a small, fully-let business park, sitting in the centre of Milngavie, which consists of a small number of local businesses in low rise buildings which are all in relatively good condition. Overall the business park has an attractive appearance with green space interspersed with business units.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site has good accessibility - a railway line runs along the entire western side of the site and the A81 Glasgow Road lies to the east. Milngavie Railway Station is in close walking distance. The main access into the site is along Crossveggate Road which runs off the A81. There is good internal circulation, in part due to the configuration of the units. There are dedicated car parking spaces associated with the units. 	NO
Built Environment	NO	NO
Water Environment	NO	NO
Natural Environment	NO	NO

Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Potential to expand site to south to include former Council depot.

Site Photographs



SITE 6 – Milngavie Enterprise Centre (LDP 13.7)

Site Details

Site Name: Milngavie Enterprise Centre

Address: Ellangowan Ct, Milngavie, G62 8PH

LDP Reference: LDP 13.7

Grid Ref: 255280 Easting, 674687 Northing

Ownership and Occupiers

Ownership:

- Public (Council)

Road Ownership:

- Public

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Carers Link, East Dunbartonshire	Non-profit	2	Email: enquiry@carerslink.org.uk 0141 955 2131	
Business Gateway East Dunbartonshire	Business Support Services	2	Enterprise Centre, Ellangowan Court, Milngavie, G62 8PH 0141 530 3951	
Kip McGrath Bearsden Milngavie Tuition Centre	Tutor	2	Email: bearsdenmilngavie@kipmcgrath.co.uk 0141 955 2141	
Travel Lite - West Highland Way	Transportation Hire Service	1	Email: info@trave-lite-uk.com 0141 956 7890	
Imera Consultants Ltd	Business Management Consultant	2	Email: enquiries@imera.co.uk 0141 955 4044	
Contempo Property (Franchising) Ltd	Property Rental	2	Milngavie Enterprise Centre, Ellangowan Court, Milngavie, G52 8PH 0141 956 4046	
Onsong Ltd	Support Activities to Performing Arts	2	Suite 11, Milngavie Enterprise Centre, Ellangowan Court, G62 8PH	
Graham Décor Ltd	Painter Decorator	2	Milngavie Enterprise Centre Suite B, Ellangowan Court, Milngavie, G62 8PH	
Knightswood Service Centre Ltd	Vehicle Repair and Maintenance	5	Milngavie Enterprise Centre, Ellangowan Court, Milngavie, G62 8PH 0141 951 4447	

DMB Accounting Ltd	Financial Services	2	Suite 11, Milngavie Enterprise Centre, Ellangowan Court, Milngavie, G62 8PH 0845 373 1621	
Community Brokerage Network (CIC)	Social work activities (govt funded)	2	Email: info@communitybrokeragenetwork.co.uk 07769 698 606	
Astute Books Ltd	Bookkeeping Franchise	2	Email: info@astutebooks.co.uk 0141 404 1667	
Assist Removals Ltd	Furniture Removal, Delivery, Joinery	6	Milngavie Enterprise Centre, Ellangowan Court, G62 8PH	May have moved to Brookfield Avenue, Glasgow?
Scotlan Ltd	Wired telecommunication	4	Milngavie Enterprise Centre Ellangowan Court, G62 8PH	
TCB Lets Ltd	Property Development & Letting	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH	
Pawcasso Pet Grooming Ltd	Pet Grooming	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH	
McLellan Consultancy Ltd	Management Consultancy	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH	
Man and Truck Assistance Ltd	Removal Services	6	Milngavie Enterprise Centre Ellangowan Court, G62 8PH	
Dave McGuigan Joinery Ltd	Joinery	4	Milngavie Enterprise Centre Ellangowan Court, G62 8PH	
JRD Property Management Ltd	Real Estate Management	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH	
Mallin Consultancy Ltd	Engineering Consultancy	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH	
Proam Properties Ltd	Real Estate Management	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
DMB Accounting Ltd	NOT APPLICABLE	
Columbus UK	http://www.columbusuk.com/ , 0333 240 7755	
Connect Footwear Ltd		
IT Dave Ltd		
TBD (Scot) Ltd		
JFM Property Management Ltd	127 Rosemount Pl, Aberdeen, AB25 2YH	moved to Aberdeen?

Site Agent(s):

Site Information

Site Size: 0.2 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Not applicable

Description: The business park consists of a modern single unit building which appears to be in excellent condition.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none">There are two accesses into the site; to the south from Ellangowan Road and to the north from Ellangowan Court.There is good internal circulation and there are dedicated car parking spaces associated with the units.	NO

	<ul style="list-style-type: none"> Milngavie Railway Station is within walking distance 	
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> The Enterprise Centre is a modern, well-maintained building in excellent condition. The building is fully let, and it is understood that there is a waiting list for future tenants – this demonstrates a demand for further developments of this type. 	NO
Water Environment	NO	NO
Natural Environment	<p>YES:</p> <ul style="list-style-type: none"> There is a decent amount of green space around the site, which adds to the attractiveness of the location. 	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 7 – Bishopbriggs Industrial Estate (LDP 13.15)

Site Details

Site Name: Bishopbriggs Industrial Estate

Address: Crowhill Road, Bishopbriggs, G64 1RS

LDP Reference: LDP 13.15

Grid Ref: 260970 Easting, 669402 Northing

Ownership and Occupiers

Ownership:

- 120 Crowhill Road – Arnold Clark (1992)
- 141 Crowhill Road – O B W SIPP Trustees Ltd (2017)
- Donald Thorp Shepherd and Joan Glaister Shepherd (1995) – area right of Crowhill Rd
- James Sim, Stewart Sim (1996)
- Muirplace Ltd – Unit 2 Block 2
- John McKay, Alistair McDonald – Unit 2 Block 2
- 142 Crowhill Road – Pioneer Development (Scotland) Ltd (2009)
- John Smith, Lindsay Watson and Susan Jean Hamilton Watcon (1989, 1991, 2000; 3 deeds)
- 25, 30-31 – MB Properties

Road Ownership:

- Road into Crowhill to the left is public and to the right is private.

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Prime Homewares Ltd	Homeware Retail	1	Adam House, 31 Auchinairn Road, Bishopbriggs, G64 1RX	
Dynamic Productions	Exhibition/ Event Planner	2	Huntershill Business Centre, Crowhill Road 01417727017	Events, design, exhibitions, shopfitting
Clydesdale Office Equipment	Office Supplies	1	Email: info@clydesdale-ltd.co.uk Unit 5 Crowhill Road, Glasgow, G64 1RS 0141 772 9129	
Crowhill Academy of Music	Music School	10	Email: info@musicschoolglasgow.co.uk 0871 315 0038	
Bells of Bishopbriggs	Wholesaler	1	142A Crowhill Road, Bishopbriggs, Glasgow, G64 1RS	

			0141 370 1623	
Jim Knight Brickwork Ltd	Masonry Contractor	5	Office 2, 25 Auchinairn Road, Glasgow, G64 1RX 07738 733071	
Wilson Adrain Safety Management Ltd	Consultant	2	Email: david@wilsonadrainsafety.co.uk 25 Auchinairn Road, Bishopbriggs, G64 1RX 0141 563 0330	
DH Event Services	Event Organiser	2	Email: dh.events@outlook.com 07736 674 819	
Press & Go Ironing Services	Laundry Services	1	Adam House, 25 Auchinairn Road, Glasgow, G64 1RX 0141 772 3415, 07876712392	
Bishopbriggs Mechanical Services	Vehicle Repair	5	Adam House, 25 Auchinairn Road, Bishopbriggs, Glasgow G64 1RX 0141 762 2944	
Glass and Metal Fabricators Ltd	Metal Fabricator	5	Email: enquiries@glass-metal.co.uk 0141 772 4114	
Briggs Vehicles	Vehicle Repairs	5	Block 1, Bishopbriggs Industrial Estate, Crowhill Road 0141 772 1101	Bodywork, MOT, service
RD Fenner & Co	Telecommunications Contractor	5	Email: office@rdfenner.co.uk Unit 1, Block 2, Huntershill Way, Bishopbriggs, G64 1XP 0141 762 0506	CCTV, public address, loop induction, access control, telecomms
Hart Lifts	Elevator Maintenance	5	Unit 2, Huntershill Way, Bishopbriggs, G64 1XP 0141 762 2652, 0141 772 9797	Service and MOT
Littlehill Motors	Vehicle Repairs	5	Block 2, Huntershill Way, G64 1XP 0141 762 2652	
Storage Vault Bishopbriggs	Storage Facility	6	31 Auchinairn Road, Bishopbriggs, G64 1RX 0141 473 0810	
M R G Systems	Mechanical Services	5	Unit 8 Huntershill Business Centre, 25 Auchinairn Road, Bishopbriggs, G64 1RX	Internet services, laptop & pc repairs, second

			mrgsystems.co.uk, coreparts.com 0141 772 8388	hand computer sales
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Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Cameron and Marcs	Unit 7 07783163890	Wedding and event coordinators Could not find online?
Phillip Morris Carpet	phillipmorris@talktalkbusiness.net	Moved to Springburn?
Love Design		Moved to Carlisle?
MB Properties		Could not find online?
Alexander and Co		Not based there?
Clyde Financial Services		Appears to be permanently closed?
Patisserie Françoise	Block 1, Bishopbriggs Industrial Estate, Crowhill Road	Hunters Hill?
Weathersealed Manufacturing	Block 3 01415608805	Appears to be a home business? May just be registered to a home address – need to check.
McVey Construction Ltd	Block 3, 07979637368	As above
Isobel Donnelly School of Dance	Block 3, Bishopbriggs Industrial Estate, Crowhill Road	May not still be there?
Bishopbriggs Coachworks	Formerly on the site	Dissolved

Site Information

Site Size: 3.62 ha

Developable Area: 0.43 ha brownfield

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: The developed portion of the site is comprised of a series of mid-sized industrial units of medium to poor quality. The site is bounded to the south by the B812, playing fields to the east and residential uses to the south. A small area of woodland lies to the north.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> There are various access points, including the B812 to the south, and Crowhill Road to the West and Huntershill Way to the north. The nearest bus stops are located on Auchinairn Road to the South, which operate routes to Glasgow, widening the labour catchment. The site has reasonable internal circulation. 	<p>YES:</p> <ul style="list-style-type: none"> On visiting the site many cars were parked on the sides of roads and on pavements, which indicates that parking provision for the existing users is inadequate. The car parking areas in the site are required for occupiers so there is little opportunities for further employment development in these areas. Improvements to pavements and roads are required
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Grass areas and signage are generally well- maintained. There is a cleared vacant site to the north of the industrial park with potential for a further industrial unit. Huntershill Village, is located directly west of the site. 	NO

Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Work with land owners / occupiers to understand desirability and feasibility of improving the condition of the site.

Work with land owner for vacant areas to identify opportunities for development. This may include:

- Land owner aspirations
- Work with existing land owners / occupiers on Bishopbriggs Industrial Estate to identify on Estate demand for vacant land for expansion
- Marketing of the site

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 8 – Cadder Works (LDP 13.10)

Site Details

Site Name: Cadder Works (Marley Works)

Address: Kirkintilloch Rd, Bishopbriggs, G64 2PY

LDP Reference: LDP 13.10

Grid Ref: 261995 Easting, 672450 Northing

Ownership and Occupiers

Ownership:

- Marley Distribution Ltd (2005)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Marley Eternit and Marley Eternit Contract Services	Manufacturing	5	Marley Ltd, Kirkintilloch Road, Cadder, Bishopbriggs, G64 2PY 01283 722222	30+ employees; roofing products and contracts; head office in Branston, Burton-on-Trent

Site Information

Site Size: 6.8 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Not applicable

Description: The site is a single occupier site; currently operated as a tile manufacturer. The site comprises one large warehouse building to the west, a large storage area to the north, lorry parking areas and a collection of smaller warehouses and office buildings with ancillary car parking to the front, facing Kirkintilloch Road. The surrounding area includes farmland to the north and east and Kier Golf Course to the west. Cadder cemetery is located to the south with Strathkelvin Retail Park further afield to the south, and the residential area of Cadder lies nearby, to the south- west.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The site is accessed directly from the A803 to the south. There is a bus stop directly outside the site located on Kirkintilloch Road, servicing routes to Kilsyth, Torrance, Lennoxton and Glasgow. The site has efficient internal circulation, and good connectivity to surrounding industrial uses. 	NO
Built Environment	YES: <ul style="list-style-type: none"> The site is well- maintained and the buildings are modern, and of a high design quality. 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO

Other	NO	NO
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Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 9 – Former Balmuirdy Brickworks (LDP 13.12)

Site Details

Site Name: Former Balmuirdy Brickworks (now Hunter Environmental)

Address: Balmuirdy Road, G23 5HE

LDP Reference: LDP 13.12

Grid Ref: 258823 Easting, 671761 Northing

Ownership and Occupiers

Ownership:

- Hunter Environmental Ltd (2012)

Road Ownership:

- Private

Current Occupiers/ Occupiers Who May Have Moved On? :

Name	Business Type	Contact Details	Notes
Hunter Enviro Ltd	Waste	Email: alan.johnston@hunterenviro.com, info@hunterenviro.com	http://www.hunterenviro.com/ Recycling council and private waste & transfer station for further waste management at Greengairs Reported as having gone into liquidation
George Hunter Demolishers Ltd			Is this company still operating here? Companies House info suggests it has moved to Hamilton.
Beattie Investments Ltd			Communications company now? Appears to be based in Uddingston?
Niddry Bing Ltd			Same company as above but under different name, not registered to the site
Barrwood Aggregates Ltd	Waste		Recorded on Company House website as having gone into liquidation
Carless Developments (Scotland) Ltd	Waste		Company now dissolved

Site Information

Site Size: 11.07 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: The Former Balmuirdy Brickworks is now a large –scale, single-occupier waste and recycling site located on the north- western edge of Bishopbriggs, occupied by Hunter

Environmental. The surrounding area is characterised predominately by farmland. Other nearby uses include Buchley Eco-centre located to the east. Mavis Valley recycling centre to the south- west and Luddon Training Centre to the west.

The site comprises one large warehouse building, a storage areas, lorry parking areas and an office building with ancillary car parking to the front, facing Balmuidy Road.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> There is good connectivity to surrounding industrial uses. Internal circulation is efficient. 	YES: <ul style="list-style-type: none"> Accessibility to the site is relatively poor. The site is accessed directly from Balmuidy Road, north of the site which links to the A879 to the west. The site is quite detached from the strategic road network. There are no public transport connections within walking distance of the site.
Built Environment	YES:	NO

	<ul style="list-style-type: none"> The site is well- maintained and the buildings are in good condition. 	
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	YES: <ul style="list-style-type: none"> The site is fully built out, and there are limited opportunities for expansion, which would require the acquisition of neighbouring farmland.
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 10 – Hilton Depot (LDP 13.14)

Site Details

Site Name: Hilton Depot

Address: 300 Balmuildy Road, Bishopbriggs, G64 3QG

LDP Reference: LDP 13.14

Grid Ref: 251840 Easting, 672828 Northing

Ownership and Occupiers

Ownership: Public (East Dunbartonshire Council)

Road Ownership:

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
East Dunbartonshire Council, Waste Management	Waste	5		Offices and depot

Site Information

Site Size: 1.2 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Not Applicable

Description: Hilton Depot is a small- scale waste and recycling site located on the north-western edge of Bishopbriggs. The site comprises a collection of poor quality warehouse buildings, lorry parking areas and ancillary car parking to the south facing Balmuildy Road. It is occupied by East Dunbartonshire Council. The surrounding area is predominately farmland. Other nearby uses include Buchley Eco-centre to the north- west, and Cawder Golf club to the north- east. The Leisuredrome is located to the south. Further afield to the south lies the residential area of Bishopbriggs.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	NO	YES: <ul style="list-style-type: none"> The site has constrained internal circulation due to the close proximity of the buildings and large vehicle movements.
Built Environment	NO	YES: <ul style="list-style-type: none"> The structures on the site are in poor condition. The site is fully built out, and there are no opportunities for further expansion or intensification at present.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	YES: <ul style="list-style-type: none"> This is a well-functioning single occupier site which meets the 	YES: <ul style="list-style-type: none"> Although the depot may become vacant in future, there are no specific timescales for this.

	requirements of the current occupier <ul style="list-style-type: none"> It is likely that the Council may move waste and recycling services to another location in the future, which would make this site available for other uses. 	
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 11 – Huntershill Village (LDP 13.8, 13.9)

Site Details

Site Name: Huntershill Village

Address: 100-102 Crowhill Road, Bishopbriggs, G64 1RP

LDP Reference: LDP 13.8 and 13.9

Grid Ref: 260829 Easting, 669440 Northing

Ownership and Occupiers

Ownership:

Road Ownership:

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Patisserie Francoise	Bakery	3	Unit 3, Block 1 Huntershill Way, G64 1XP	
Ross Autos	Vehicle Repairs	5	Email: rossautos144@yahoo.com 0141 772 4522	
Kenmure Carpets and Flooring	Carpet Fitting/ Flooring Shop	1	146 Crowhill Road, Bishopbriggs, G64 1RS 0141 762 0930	
McLuskey Glazing Group	Glazing Supplier	4	Email: info@mcluskeyglazing.co.uk 0141 762 1777	
Arnold Clark Franchise Development	Office	4	120 Crowhill Road, Bishopbriggs, G64 1RP 0141 648 1088	
Hyde N Seek Pinocchio's Nursery	Childcare	10	Email: pinocchiosnursery@gmail.com 100 Crowhill Road, G64 1RP 0141 571 9545	
Thomas Muir Coffee Shop	Food & Drink	3	Unit 2a, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 3323	
Huntershill Gift Shop	Retail	1	Email: enquiries@huntershill.co.uk Unit 3b High Road, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 5100	
Bishopbriggs Pet and Aquatic Centre	Retail	1	Email: info@bishopbriggspets.co.uk Unit 2b, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 0001	
Bishopbriggs Gallery	Picture Framing Retail	1	Email: briggs.gallery@btconnect.com Unit 3a, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 5466	

Top Tails Grooming Room	Pet Grooming	2	Unit 4, 100 CRowhill Road, Bishopbriggs, G64 1RP 0141 762 1577	
Hairspray	Hairdresser	1	Unit 4a, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 5889	
Little Pickle Baby Boutique	Clothing Retail	1	Email: littlepickle.babyboutique@gmail.com Unit 6 High Road, 100 Crowhill Road, Bishopbriggs, G64 1RP	
Alice's Wool Shop	Retail	1	Email: info@annieandalice.co.uk Unit 10b, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 9214	
McFadyen Accountancy	Professional Services	2	Unit 10a, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 4210	
Cross Cabs	Taxi Company	1	Email: hello@crosscabs.com Unit 11, 100-102 Huntershill Road, Bishopbriggs, G64 1RP 0141 772 0000	
Johnson Chiropody Ltd	Professional Services	2	Unit 14a, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 7949	
Independent Federation of Nurses	Professional Services	2	Email: ifonscotland@outlook.com Unit 14b, 100 Crowhill Road, Bishopbriggs, G64 1RP 01411 772 9222	
Best Tyres and Exhausts	Tyre and Exhaust Supply and Fitting	5	Email: barryelsby78@hotmail.co.uk Unit , 5 Auchinairn Road, Bishopbriggs, G64 1RX 0141 772 0007, 0141 413 0720	
Debbie Eadie School of Dance	Leisure - Dance School	11	Unit 2, 5 Auchinairn Road, Bishopbriggs, G64 1RX 07789 968244	
Venomous Ink Tattoo Studio	Tattoo Parlour	2	Unit 3a, 5 Auchinairn Road, Bishopbriggs, G64 1RX 07974 884660	
Nevis Thermal Solutions	Heating/ Energy Surveyor	2	Unit 3b	
Christine's Sandwich Shop	Food and Drink	3	Unit 7	
Real Christmas Trees Glasgow	Gardening/ Retail	1	Email: info@realchristmastreesglasgow.co.uk Unit 9b, 100 Crowhill Road, Bishopbriggs, G64 1RP 07982 184993	
ID Dancewear	Retail	1	Email: info@iddancewear.com	

			Unit 16a, 16b Low Road, Huntershill, Bishopbriggs G64 1RP 0800 433 2623	
AM Events	Professional Services	2	Unit 16c, 102 Crowhill Road, Bishopbriggs, G64 1RP 07710 557465	
SC Designs	Professional Services	2	Email: info@scdesignsuk.com Unit 18, 102 Crowhill Road, Bishopbriggs, G64 1RW 0141 772 2333	
Cranna Construction	Utilities and Gas	4	Unit 18a, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 7800	
Glamour Eyes	Beautician	2	Unit 19, 102 Low Road, Bishopbriggs, G64 1RP 0141 772 2838	
Pivotal Scotland Ltd	Professional Services	2	Email: info@pivotalscotland.co.uk Unit 22, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 6777	
JSL Electronics	Electrical repair and sale	1	Email: info@jslhifi.co.uk Unit 24, Huntershill Village, Bishopbriggs, G64 1RP 0141 772 8748	
IP Ironing Services	Laundry Services	1	Unit 26, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 1587	
Glasgow Cleaners - Helping Hands Ltd	Cleaning Services	2	Email: info@helpinghands.limited Unit 32, 102 Crowhill Road, Bishopbriggs, G64 1RP 07833 932165	
Roofseals	Roofing	2	Email: info@roofseals.co.uk Unit 40, Huntershill Viallge, Bishopbriggs, G64 1RP 0330 107 1988	
Bishopbriggs School of Music	Professional Services	2	Email: info@schoolofmusicscotland.com Unit 41, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 4333	
Xclusive Wedding Cars	Car Hire	1	Email: enquiries@xclusiveweddingcars.co.uk Unit 43, 102 Crowhill Road, Bishopbriggs, G64 1RP 07719 558803	
Jo Swinson Constituency Office	Political Party Office Office	4	Unit 44c, 102 Crowhill Road, Bishopbriggs G64 1RP edlibdems.org.uk	
East Dunbartonshire Liberal Democrats	Political Party Office	4	Unit 44d, 102 Crowhill Road, Bishopbriggs G64 1RP 0141 942 9632	

Davina's Hair Salon	Hairdresser	1	Unit 44e, 102 Crowhill Road, Bishopbriggs G64 1RP 0141 772 9781	
Love Your Curves Bridal	Retail	1	Email: info@loveyourcurvesbridal.com Unit 45, Huntershill Village, Bishopbriggs, G64 1RP 0141 772 8501	
Bishopbriggs Physiotherapy & Sports Injury Clinic	Professional Services	2	Email: elaine@bbpsic.co.uk Unit 46, Huntershill Village, Bishopbriggs, G64 1RP 0141 762 2240	
Best Paw Forward	Pet Training	2	Email: info@bestpawforwardtraining.co.uk Unit 47, 102 Crowhill Road, Bishopbriggs G64 1RP 07434 699062	
Campsie Cakes	Food and Drink Retail	3	Email: info@campsi cakes.com Unit 20, 102 Crowhill Road, Bishopbriggs G64 1RP 0141 441 3070	
McKenna Facilities Management Ltd	Heating Engineers	4	Unit 50, 102 Crowhill Road, Bishopbriggs G64 1RP 0141 563 4000	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Bells of Bishopbriggs	01413701623	Actually in Bishopbriggs Ind Estate?
Glasgow Martial Arts Studio	gntkd@yahoo.com	No longer there?
Pioneer Self Storage	07834258604	Permanently closed
Harmony Health and Beauty	Unit 5, High Road, Huntershill Village	Permanently closed
M & F Electrical	Unit 7, High Road, Huntershill Village	Registered to nearby home address – is this business actually on the site?
M Murphy Bespoke Furniture	Unit 3a, Old Quarry Road, Huntershill Village	No longer there?
Curves Gym	Unit 6, Old Quarry Road, Huntershill Village	Permanently closed
Binz Waste Disposal Solutions	Unit 9, Low Road, Huntershill Village	Moved to Parkhouse, Glasgow?
Scaffolding Designs Ltd	Unit 17, Low Road, Huntershill Village	Moved to Easterhouse?
Tigers Training Initiative	Unit 20, Low Road, Huntershill Village	Permanently closed (may have moved to Robroyston)

Green Thumb	Unit c30, Low Road, Huntershill Village, milngavie@greenthumb.co.uk	May have moved to Livingston?
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Site Information

Site Size: 6.53 ha

Developable Area: 0.89 ha intensification opportunity

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Huntershill Village is a mixed use business park, located in the south of Bishopbriggs. The site is bounded by B812 to the south and the A803 to the west. The surrounding land uses includes Bishopbriggs Industrial Estate and a small wooded area to the east and residential uses to the north, west and south. There are over 50 small and start-up businesses and retail units located in portacabins and shipping containers on the site.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES:	YES: <ul style="list-style-type: none"> Improvements to pavements and roads are required.

	<ul style="list-style-type: none"> • The site has multiple access points from the B812 and the A803. • The A803 provides strong north-south connections to local and regional markets. • The nearest bus stops are located on Auchinairn Road to the South, which operate routes to Glasgow. • The site has a well-established internal road network with adequate parking for existing users. • Some parking areas could be intensified. 	
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> • Planting and signage is generally well maintained. • There is a cleared vacant site to the west of the business park which has the potential for the development of small scale business units. 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Work with the land owner to understand their approach to marketing any empty units.

Continue to protect in Local Development Plan for business use.

Site Photographs









SITE 12 – Low Moss Industrial Estate (LDP 13.15)

Site Details

Site Name: Low Moss Industrial Estate

Address: Lancaster Road, Bishopbriggs, G64 2HU

LDP Reference: LDP 13.15

Grid Ref: 261872 Easting, 671835 Northing

Ownership and Occupiers

Ownership: Private

- William Keir Hamilton and Alexander Riley and Pensioner Trustees Ltd – south-east side of Kirkintilloch Road (1991)
- 1-4 Lancaster Road – Glasgow Steel nail co Ltd (1987)
- 1 Wellington Road – ICL Plastics Ltd (2011)
- 16 Wellington Road, Unit 1 – Cabletel Glasgow, small area sub station (1994)
- (Rest of) 16 Wellington Road – James McArthur Garrity and Theresa Garrity Heatcare services (1997)
- 5 and 5A – Cadder Development
- 7D – McKenna Heating Services
- 18 – Total Carpet (TCT) Solutions Ltd
- 18B – James Hay Pension Trustees Ltd
- 30 – Caledonian Property Investments

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
ICL Tech	Manufacture/ Distribution	6	Email: sales@icltech.co.uk 0141 761 4700	Plastics forming and fabrication factory
Play Town	Soft Play Centre	11	Email: info@playtownsoftpl ay.co.uk 30 Wellington Road, Bishopbriggs, G64 2SA 0141 772 6155	
The Hair Studio	Hairdresser	1	30 Wellington Road, Bishopbriggs, G64 2SA 0141 772 7652	
Babes in the Wood	Retail	1	Email: info@babesinthewo od.org	Second hand clothing

			18b Wellington Road, Bishopbriggs, G64 2SA 0141 258 7500	
Music Bugs Glasgow North	Playgroup (Childcare)	10	Email: info@musicbugs.co.uk 30 Wellington Road, Bishopbriggs, G64 2SA 0844 412 8173	Business which hires the community room
JLM Stock Solutions	Wholesaler	1	Email: enquires@ilmstock solutions.co.uk Unit 1, 28 Wellington Rd, Bishopbriggs, G64 2SA 0141 772 4111	
D&C Supplies	Wholesaler	1	Email: sales@dr-agencies.co.uk 5 Wellington Road, Bishopbriggs, G64 2SA 0141 772 5949	China supplier
T.C.T. Solutions	Warehouse	6	18a Wellington Road, Bishopbriggs, G64 2SA	
Granite Pave Ltd	Paving Contractor	5	Email: info@granitepaveltd.com Unit 5 Lowmoss Industrial Estate, Bishopbriggs, G64 2HU 0141 772 0227	
The Carpet Factory Outlet	Carpet Retail	1	1, 16 Wellington Road, Bishopbriggs, G64 2SA 0141 772 1470	
Bishopbriggs MOT and Tyre Centre	Mechanic	5	Email: bishopbriggsmot@gmail.com 2, 16 Wellington Road, Bishopbriggs, G64 2SA 0141 772 3939	
Kentallen Mechanical Services	Central Heating Service	5	Email: contact@kentallengroup.com 0141 762 2540	Also own vacant site (Lancaster Rd)

Marshall Brown Windows Ltd	Glazing Supply and Installation	5	Email: info@marshall-brown.co.uk 7 Wellington Road, Bishopbriggs, G64 2SA 0141 563 5000	
ALL AXIS Precision Plastics Engineering Ltd	Plastic Fabrication	5	Email: sales@allaxisengineering.co.uk 0141 761 4715	Precision plastics engineering
Richard Henderson Ltd	Construction - Corporate Office	4	Email: admin@richardhendersonltd.co.uk Unit 5, Lancaster Road, Bishopbriggs, G64 2HU 0141762 4645	
R&D Miller (RDM Ltd)	Embroiderers and printers	4	Email: enquiries@randmiller.co.uk 4 Lancaster Road, Bishopbriggs, G64 2HU 0141 772 5544	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
MW Financial Solutions		Permanently closed
Marshall Brown Energy Ltd	http://www.marshall-brown.co.uk/energy , 0141 563 5000, d.a.mckenna@marshall-brown.co.uk	Same company as Marshall Brown Windows?
The Beauty Room		Permanently closed
Sing & Sign	bethconway@singandsign.co.uk	Business which hires the community room. Same business as Music Bugs?
The Brand Bar		Permanently closed
HCS Energy Ltd	Email: hcsenergyltd@fsmail.net	Appears to have left the site.

Site Information

Site Size: 3.62 ha

Developable Area: 0.1 ha vacant brownfield

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Low Moss is an established mixed use industrial estate, located in the north of Bishopbriggs. The site is located in close proximity to Strathkelvin Retail Park which sits to the north, and is bounded to the south by the A803 to the west. Residential areas are located to the west and south with a wooded area located to the east. The site includes a variety of local and strategic businesses of varying sizes occupying medium and large industrial units. Also includes a formerly vacant site which has been used as a staff car park for Strathkelvin Retail Park (Wellington Road) since around 2015.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> • Accessibility to the site is relatively good. • The site is accessible via Westerhill Road to the south which connects directly to the A803. • The nearest bus stops are located on Kirkintilloch Road to the west, which operate routes to Lennoxton, Harestanes, Kilsyth, Torrance and Glasgow. 	NO

	<ul style="list-style-type: none"> The site has reasonable internal circulation with adequate parking for existing users. There is some overflow parking on Wellington Road. 	
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Areas of grass and signage are generally well maintained. There is a cleared vacant site in the centre of the business park with potential for a further medium sized industrial unit. Given low vacancy rates and good access, this site would be attractive to a local population serving occupier 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

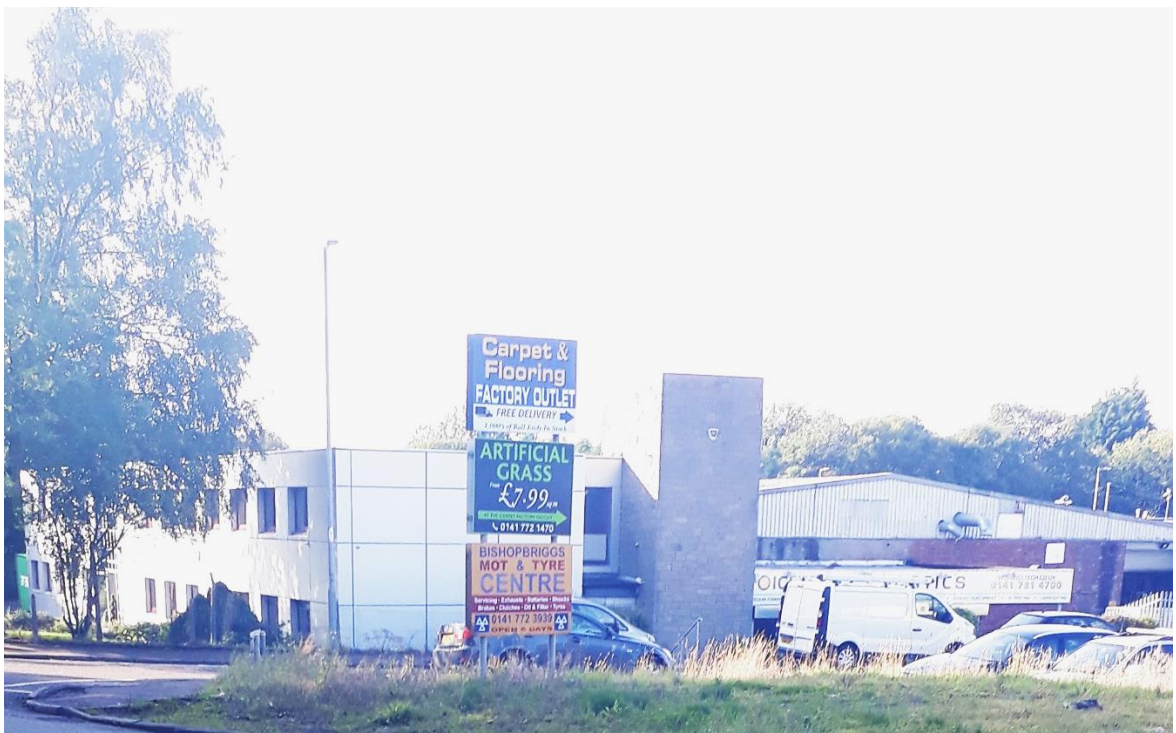
Recommendations

Work with land owner for vacant areas to identify opportunities for development. This may include:

- Land owner aspirations
- Work with existing land owners / occupiers on Low Moss Industrial Estate to identify on Estate demand for vacant land for expansion
- Marketing of the site

Continue to protect in Local Development Plan for business use GL Hearn Conclusion: The site is performing well with a low vacancy rate. It is recommended that the site is retained as an employment site and the vacant site is included within the employment land supply.

Site Photographs





SITE 13 – St Mungo Street

Site Details

Site Name: St Mungo Street

Address: St Mungo Street, Bishopbriggs, G64 1QT

LDP Reference: [Deallocated]

Grid Ref:

Ownership and Occupiers

Ownership:

Road Ownership:

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Briggs Motors Ltd	Vehicle Repair	5	Email: petebarr@hotmail.com 25a St Mungo Street, Bishopbriggs, G64 1QT 0141 762 3956	
Taste Indian Cuisine	Restaurant	3	Email: info@taste.com 27 St Mungo Street, Bishopbriggs, G64 1QT 0141 772 4154	
Cadder Freestone Social Club	Social Club	10	Email: cadderbar@btconnect.com 5 St Mungo Street, Bishopbriggs, G64 1QT 0141 772 1584	
Briggs Cars	Car Rental	1	18 Crowhill Road, Bishopbriggs, G64 1QY 0141 772 7070	
East Dunbartonshire Taxi Owners Association	Taxi Service	1	Email: Edtoa1011@aol.co.uk 20 Crowhill Road, Bishopbriggs, G64 1QY 0141 762 1011	
Europoint	Wholesaler	1	1 St Mungo Street, Bishopbriggs, G64 1QT 0141 772 6251	Has this moved to Bellshill ?

Crowhill Motors	Vehicle Repair	5	8A Crowhill Road, Bishopbriggs, G64 1QR 0141 772 1378	
Bishopbriggs Media Centre	Community Centre	10	18 Crowhill Road, Bishopbriggs, G64 1QY 0141 772 3976	
Carfix	Car Dealer	1	St Mungo Street, Bishopbriggs, G64 1QT 0141 772 9111	
KAI & I Hair Salon	Hairdresser	1	Email: kaiandi@outlook.com 18c Crowhill Road, Bishopbriggs, G64 1QY 0141 772 5966	
MJA Security			Email: mjafas@yahoo.co.uk 4 St Mungo Street, Bishopbriggs, G64 1QT 0141 561 7045	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Silk Blooms Artificial Flowers		Florist; Permanently Closed

Site Information

Site Size: 1.5 ha

Developable Area: 0.32 ha vacant brownfield

Planning Status: Deallocated in LDP

Marketing of any vacant land/buildings:

Description: St Mungo Street is a small scale local industrial estate, located in the centre of Bishopbriggs. The site is bounded by St Mungo Street to the south, a public park to the south-west and residential dwellings to the south. The site is located within close proximity to Bishopbriggs train station to the north-east.

The existing structures on the site are medium sized industrial units which are dated stock. The existing uses primarily serve the local market and include a security system supplier, an accountant, a cake shop, a signage shop, an Indian restaurant and a vehicle repair shop.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site currently has three access points including the B812 from the south, Crowhill Road to the west and Huntershill Way to the north. The site is well connected to labour markets with relatively good public transport options. The nearest bus stops are located on Kirkintilloch Road to the North, servicing routes to Kilsyth, Torrance, Lennoxton and Glasgow. Bishopbriggs Railway Station is located within a short walk of the site and offers direct regular services to Glasgow, Alloa, Dunblane and Stirling. The site has an existing internal road network in place, providing adequate access to the current uses. 	<p>YES:</p> <ul style="list-style-type: none"> The site has reasonable access from St Mungo Street, however increased movement of heavy vehicles to the site may create challenges as the road is narrow. The vacant lot on the site is currently used for parking and some cars were parked on the sides of roads and on pavements which indicates that parking provision for the existing users is inadequate. Improvements to pavements and roads are required.

Built Environment	YES: <ul style="list-style-type: none"> • Signage is generally well maintained. • There is a cleared vacant site to the centre of the site. • Given the age of the existing stock, the site presents redevelopment opportunities. 	YES: <ul style="list-style-type: none"> • Improvements to boundary walls and many of the buildings on site are required.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	YES: <ul style="list-style-type: none"> • Mavis Bank Care Home is adjacent to the south-west of the site – limits the potential usage of the site in terms of industrial processes and working hours that could cause disturbance. • Flats have been developed to the south-east of the site, which will again constrain any further development or land use to that which will not affect the amenity of a residential area.
Other	NO	NO

Recommendations

No action required.

Site Photographs



SITE 14 – Springfield Works / Springfield House (LDP 13.11)

Site Details

Site Name: Springfield Works

Address: 6 Emerson Road, Bishopbriggs, G64 1QE

LDP Reference: LDP 13.11

Grid Ref: 261142 Easting, 670037 Northing

Ownership and Occupiers

Ownership:

- Public (East Dunbartonshire Council)

Road Ownership:

- Public

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Bishopbriggs Dental Care	Dentist		Email: bishopbriggsdentalcare@gmail.com Unit 1, Springfield Works, 17 Arnold Avenue, Bishopbriggs, G64 1PE 0141 762 3954	
MM Fitness Ltd	Fitness / Health	11	Unit 3, Springfield Works, Emerson Road, Bishopbriggs, G64 1QE 0141 563 6912 0141 772 6764	Registered to home address in Bishopbriggs
Domestic Appliance Service Centre	Repair		Unit 4, Springfield Works, 6 Emerson Road, Bishopbriggs, G64 1QE 07798600297 0141 563 0268	
I P C Electrical Services	Electrician		Unit 5, Springfield Works 07799767015	
Kyle Electronic Design	Repair	5	Email: sales@eco-wand.com 1/3 9 Alexander Grove, Bearsden, G61 3EF 0141 762 1897 0141 588 0637	Registered to home address in Bearsden

Forward Training Partnership	Career / education	10	Email: bernadette.kerr@forwardtraining.co.uk 0141 772 3366 01506 444507	20 employees; registered to West Dunbartonshire; 4 locations but head office is Bishopbriggs
Jeffrey Fyfe Jewellers	Retail	1	Email: jeffreyfyfe@gmail.com Unit 8, Springfield Works 0141 762 4711	
The Health and Beauty Salon	Hairdressing	1	Email: wee.ashley w@hotmail.co.uk Units 7 & 10, Springfield Works, 6 Emerson Road, Bishopbriggs, G64 1QE 0141 258 4990	Unit 10, Springfield Works, 6 Emerson Road
Bishopbriggs Out of School Care	Office		Unit 11, Springfield Works 0141 370 0927	
S. Barclay Photography			Email: s.barclay-photography@hotmail.co.uk Unit 12, Springfield Works	
John Fagan Accountants			Unit 1 Springfield House 0141 762 0909	
MJA Security			Unit 2 Springfield House 0141 561 7045	
KFS Solutions Ltd			Unit 3 Springfield House	
Citizens Advice Bishopbriggs	Citizens Advice Bureau	2	Units 4 & 5 Springfield House, 0141 775 3228	
Lynes Craig and Co	Finance	2	Springfield House, Emerson Road, Bishopbriggs, G64 1QE 0141 772 1414	

Site Information

Site Size: 0.29 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Not applicable

Description: Springfield Works is a small scale local business park, located in the centre of Bishopbriggs, comprised of a series of one to two storey commercial structures which are

dated stock. The site is bounded by Emerson Road to the south, residential uses to the north-east and local retail uses (primarily restaurants) to the west.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The site has good access directly from Emerson Road Public transport availability is good, with nearby bus stops on Kirkintilloch Road and Bishopbriggs Railway Station within walking distance. 	NO
Built Environment	YES: <ul style="list-style-type: none"> Signage and buildings are generally well maintained and vacancy rates are low. 	YES: <ul style="list-style-type: none"> There is only one entrance/exit to the site and parking and turning is relatively tight. Existing car parking has no additional capacity and access is limited so there are no opportunities for further employment development.

Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITES 15 & 16 – Westerhill Business Park North and South (LDP 13.17)

Site Details

Site Name: Westerhill Business Park North and South

Address: Westerhill Road, Bishopbriggs, G64 2QR

LDP Reference: LDP 13.17

Grid Ref: 262587 Easting, 671354 Northing

Ownership and Occupiers

Ownership:

- Harper Collins (1990)
- MPH (UK) QRS 1641 INC – own McGavigans
- AAIM Bishopbriggs Trustee Limited Trustee of AAIM Bishopbriggs Unit Trust – Aviva
- Westerhill Developments Ltd (vacant land)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Aviva	Insurance	2	123 Westerhill Road, Bishopbriggs, G64 2QR 0845 300 0327	
Harper Collins Publishers Ltd	Publishing / Printing	4	Email: enquiries@harpercollins.co.uk 103 Westerhill Road, Bishopbriggs, G64 2QT 0141 772 3200	Distribution Centre 2,3 and offices; large enterprise; 906 employees
John McGavigan Ltd	Plastic Fabrication	5	Email: info@mcgavigan.com 111 Westerhill Road, Bishopbriggs, G64 2QR 0141 302 0000	
Environmental Reclamation Services	Waste/ Environmental Consultant	5	Email: info@ersremediation.com Westerhill Road, Bishopbriggs, G64 2QH 0141 772 2789	www.ersremediation.com
Collins Debden	Stationary Manufacturer	5	Email: enquiries@collinsdebden.co.uk Westerhill Road, Bishopbriggs, G64 2QH 0141 300 8500	

Pointmedia creative solutions	Professional Services – Digital Printing	2	Email: info@pointmedia.uk.com Omnia Business Centre, Westerhill Road, Bishopbriggs, G64 2QT 0141 772 2967	
Omnia Business Centre	Business Centre	4	Westerhill Road, Bishopbriggs, G64 2QT 07773 888119	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Granite Pave		
The Traditional Gift Co		

Site Information

Site Size: 25.7 ha

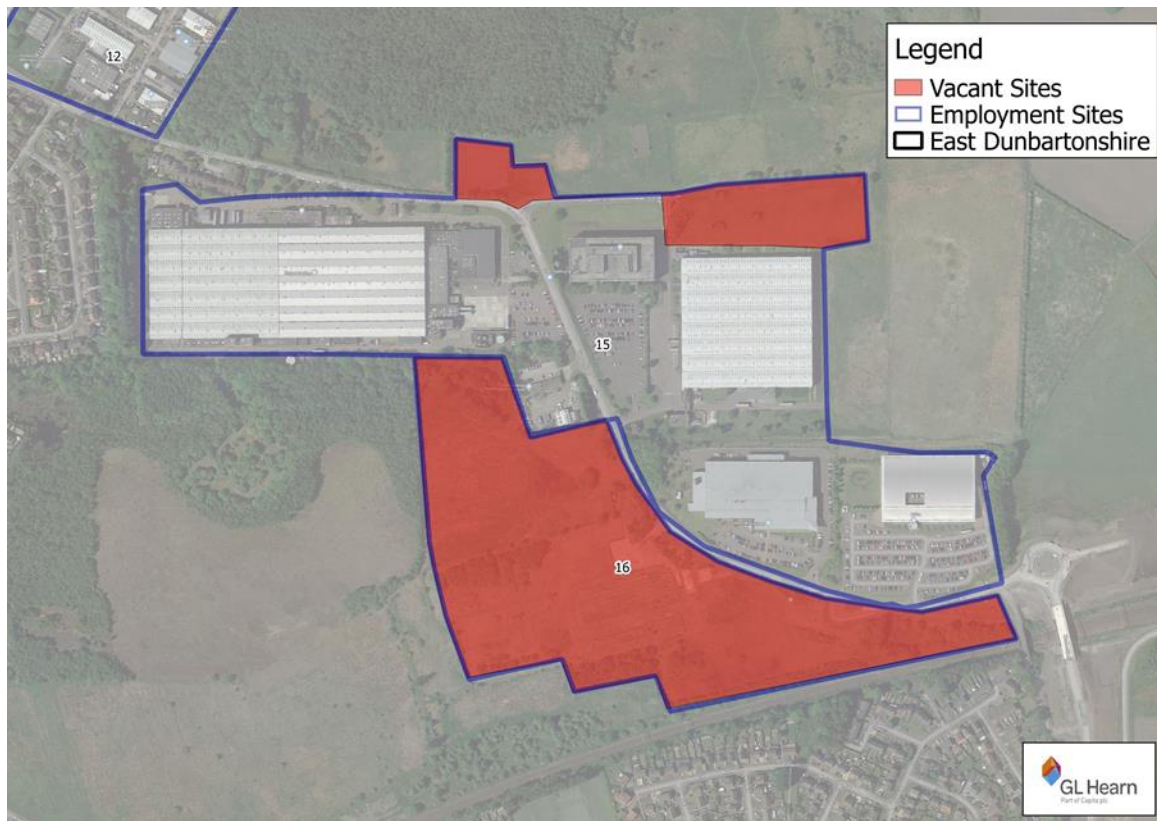
Developable Area: 13.49 ha vacant brownfield

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Signage on site suggests that several large spaces are currently being marketed.

Description: Westerhill Business Park is an established large scale office estate, located to the north- east of Bishopbriggs. The site is located in close proximity to Strathkelvin Retail Park which sits to the north-west, and is bounded to the south by Westerhill Road (which links to the A893 to the west and the B812 to the east) and the railway line. Residential areas are located to the west and south with HMP Low Moss located to the north- east.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The site is accessed directly off the Westerhill Road which leads directly to the A803 to the west and the B812 to the east. The site has good internal circulation with adequate parking for existing users. The nearest bus stops are located on Westerhill Road, which operate routes to Glasgow. 	NO
Built Environment	YES: <ul style="list-style-type: none"> Areas of grass and signage is generally well maintained and parking well marked out. There are cleared vacant sites to the east and south of Westerhill Road and greenfield sites with potential for further development to the south and west with potential for further large scale offices. 	NO

Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	<p>YES:</p> <ul style="list-style-type: none"> Due to the good accessibility of the site we believe this would be attractive to an occupier however we do not believe that there is capacity for this whole area to be development for employment uses given the lack of interest in the existing vacant unit.

Recommendations

Continue to protect in Local Development Plan for business use. However, LDP2 should include the following requirement:

Work with landowners to ensure that a masterplan is produced for the area. The Masterplan must set out land use zones, key adjacencies and connections, conceptual layouts and design criteria in order to meet the requirements set out below. It must include a phasing and implementation schedule. Engagement must form part of the Masterplan process, including between businesses and landowners, the local authority and the local community. This could form the basis of a Masterplan Consent Area / Simplified Planning Zone.

Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration as set out below. Examples of funding sources could include City Deal Place and Growth Programme funding, and funds awarded from external providers for example related to active travel and green network.

Uses forming part of this masterplan will include:

- Business development – existing and proposed to include land for large floorspaces and microbusiness / start up units.
- Residential – potential for a small element of housing, including affordable housing, to enable business development, subject to City Deal and Masterplan processes.
- Strathkelvin Retail Park – potential for expansion to incorporate retail, leisure, food and drink where there is a specific locational need and the implementation of the Bishopbriggs and Kirkintilloch Town Centre Strategy/Masterplan is supported.
- Low Moss and High Moss Nature Conservation Sites – protected and enhanced with active travel / recreation links to surrounding area. The potential for the creation of a Local Nature Reserve covering these areas will be investigated.
- Cemetery – Expansion of existing cemetery
- Any education and health care or ancillary facilities required by the development – developer contributions may be an alternative dependant on the scale of requirement from the site.

Transport infrastructure which will form part of this masterplan will include:

- Bishopbriggs Relief Road Phase 5.
- Comprehensive active travel routes including strategic links between Westerhill Road and Bishopbriggs Town Centre, Strathkelvin Retail Park, Auchinairn, the Wester Way, Forth and Clyde Canal, North Glasgow and Glasgow City Centre with a preference for off-road routes where possible.
- Investigation of the feasibility of and potentially deliver a bus based Park and Ride facility.
- A803 Quality Bus Corridor.
- Safeguarding of land for a potential rail station, working with North Lanarkshire Council.

Delivery of all required utilities infrastructure, including digital connectivity, renewable energy and renewable heat, as part of the masterplan.

Delivery of green infrastructure integrated with surrounding green network as part of the masterplan delivering health, carbon reduction, climate change adaptation and biodiversity benefits whilst creating a high quality environment for investment. This must include protection of Tree Preservation Order, Native Woodland areas and protection and restoration of peatland.

As part of a range of surveys and investigation which will be required to be undertaken as part of developing the Masterplan, the following are examples of technical investigation required to inform developable areas or remediate land for development as part of the masterplan:

- Flood Risk Assessment and delivery of required management.
- Protection of deep peat and carbon rich soils. Category 1 peatland must be protected from development or disturbance.
- Contamination and ground investigations.
- Air quality and Noise Impact Assessment.

Site Photographs





SITE 17 – Broomhill Industrial Estate (LDP 13.18)

Site Details

Site Name: Broomhill Industrial Estate

Address: Kilsyth Road, Kirkintilloch, G66 1TP

LDP Reference: LDP 13.18

Grid Ref: 266308 Easting, 674630 Northing

Ownership and Occupiers

Ownership:

- Public (East Dunbartonshire Council), Private

Road Ownership:

- Public, Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Ritchie MacKenzie and Co	Engineering / Distribution / Installation	5	Email: sales@ritmac.co.uk Broomhill Industrial Estate, Kilsyth Road, Kirkintilloch, G66 1TQ 0141 776 6274	
Guala Closures UK Ltd Broomhill	Manufacture	5	Email: info@gualaclosures.com 73 Kilsyth Road, Kirkintilloch, G66 1QF 03901 317531	
Press-tige Ironing	Laundry service	1	73 Kilsyth Road, Kirkintilloch, G66 1QF 0141 775 3600	
East Dunbartonshire Council	Local Authority	4	0300 123 4510	
Innovate Alarms	Security	4	Email: info@innovatealarms.co.uk 73 Kilsyth Road, Kirkintilloch, G66 1QF 0141 775 9095	
Begg Bagpipes	Retail	4	Email: bill@beggbagpipes.com The Chall Building, 73 Kilsyth Road, Kirkintilloch, G66 1QF 07906 596927	
Casa Ltd	Professional Services	2	73 Kilsyth Road, Kirkintilloch, G66 1QF	

			07769 326935	
Kelvinbank Resource Centre	Teaching	10	51 Kilsyth Road, Kirkintilloch, G66 1RP 0141 777 3017	
Ken Kelvin Cars	Taxi Service	1	Email: info@kencars.co.uk 73 Kilsyth Road, Kirkintilloch, G66 1QF 0141 776 2222	
Caulders	Garden Centre	1	Email: info@caulders.co.uk 63 Kilsyth Road Kirkintilloch, G66 1QF 0141 776 2001	
Scottish Ambulance Service Kirkintilloch Station	Ambulance Station	2	Kilsyth Road, Kirkintilloch, G66 1QF 01292 284101	
Hayston Garage	Car Dealer	5	Email: andrew.ross@hayston.co.uk 56 Kilsyth Road, Kirkintilloch, G66 1QQ 0141 776 1708	
Broomhill Mechanical Services	Mechanic – Vehicle Repair	5	Broomhill Industrial Estate, Kilsyth Road, Kirkintilloch, G66 1QQ 0141 776 9076	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
West Coast Heating	0141 775 4200	Dissolved January 2019

Site Information

Site Size: 8.53 ha

Developable Area: 0 ha

Planning Status Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Not applicable

Description: Broomhill Industrial Estate is an established large industrial estate, located to the north- east of Kirkintilloch. The site is located in close proximity to Tintock Pitch (football pitches) which sit to the south of the site, and is bounded to the south by Kilsyth Road (A803). Residential areas are located to the south. Caulders Garden Centre, Hayston Garage (car dealership) and Kelvinbank Resource Centre (day support service) are also located within the site. Former Broomhill Hospital was located to the South-East of the site, and former quarry and landfill to the north.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The site has good internal circulation with adequate parking for existing users. 	NO
Built Environment	YES: <ul style="list-style-type: none"> Areas of grass and signage are generally well maintained and parking well marked out. 	YES: <ul style="list-style-type: none"> Some of the buildings are in a state of disrepair. Currently the site is occupied, car parking areas well used and storage areas also required for current operations. There are no areas of vacant land.
Water Environment	NO	YES: <ul style="list-style-type: none"> The River Kelvin is located to the north, therefore the site is surrounded by a high risk river flood zone. Any expansion of the business park to the north could encroach into the high flood risk zone.

Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 18 – Canal Street Industrial Estate (LDP 13.20)

Site Details

Site Name: Canal Street Industrial Estate

Address: Canal Street, Kirkintilloch,

LDP Reference: LDP 13.20

Grid Ref: 265681 Easting, 674095 Northing

Ownership and Occupiers

Ownership:

- R and R Trading (Scotland) Ltd (1999) – building to north of site
- R and R Trading – 2 Canal Lane, the rest of north of Canal Lane (1999)
- Elizabeth Katherine Little (1987) – The Soaperie
- 1 Canal Lane (ground floor) – The Gentles (2 flats in one building at the end of the estate, still marked as business use, 2017)
- Garage on the east, the works south of it, and two buildings below it – Peter and June Conlon, Conlon Enterprises (2013)
- Thomas and Alison Cruikshanks – own business land

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
AMK Self Drive	Van Rental Agency	1	2 Canal Street, Kirkintilloch, G66 4QR 0141 775 2462	Head Office in Glasgow, car hire and also vehicle sales
Caurie Soaperie	Beauty Product Manufacturer	4	Email: office@caurnie.com Canal Lane, Kirkintilloch, G66 1QZ 0141 776 1218, office@caurnie.com	
Household Vintage	Home Furniture Sop	2	Email: sales@householdvintage.co.uk Unit 2a, Canal Street, Kirkintilloch, G66 1QW 07515 744674	Unit 1A - House clearances & removals
BMD Lab	Dental Lab	2	Email: info@bmdlab.co.uk 1D, 1 Canal Street, Kirkintilloch, G66 1QY 0141 237 5595	Unit 1D

The Cross Garage	Car Dealer	3	Email: thecrossgarage@outlook.com Canal Lane, Kirkintilloch, G66 1QL 0141 776 7478	Volkswagen, Audi
James' Car Company	Used Car Sales	4	Canal Lane, Kirkintilloch, G66 1QW 07864 155485	
Milngavie Car Sales	Car Dealer	5	Canal Street, Kirkintilloch, G66 1QL 07545 561607	
Fivestar Automotive	Vehicle Repairs	5	Unit 4A, Canal Lane, Kirkintilloch, G66 1QL 07464 882588	
RB Car Surgery	Mechanic	5	Unit 2B Canal Street, Kirkintilloch, G66 1QW 07708 919469	
DSD Supplies Ltd	Signmaker	5	Unit 3B, Canal Street, Kirkintilloch, G66 1QY 0141 378 7060	Unit 3b - Personalised House Signs
Eastside Tyres Ltd	Tyre Shop	5	3 Canal Street, Kirkintilloch, G66 1QZ 0141 776 0272	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
DRM Mechanical and Car sales	07429 457440, facebook page	Moved to Kilsyth?
Ian's Welding & Fabrication Garage	07823555448	Actually at Ramsay Industrial Estate
T&D Cruikshanks, Blacksmiths		Permanently closed
Coach House Vehicle Repairs Ltd, Accident Repair Centre		Moved to East Kilbride?

Site Information

Site Size: 0.86 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Not applicable

Description: Canal Street Industrial Estate is small scale local industrial estate, located in the north- east of Kirkintilloch. The site is located in close proximity to the canal – which sits to the south of the site, and it is bounded to the north by Hillhead Road. Residential areas are located to the west, including a care home, and also to the north. The site has a single access directly from Canal Street to the south which is a dead end road. This links to Hillhead Road to the north. The nearest bus stops are located on Eastside, to the north, which operate routes to waterside, Kilsyth, Twechar, Banton, Glasgow and Kirkintilloch town centre.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	NO	YES: <ul style="list-style-type: none"> The site has relatively poor internal circulation with cars parking on both sides of the narrow access road
Built Environment	NO	YES: <ul style="list-style-type: none"> Some of the buildings are in a state of disrepair. Currently the site is occupied, car parking areas well used and storage areas also required for current operations.

		<ul style="list-style-type: none"> There are no areas of vacant land which could facilitate any expansion of the business park.
Water Environment	NO	YES: <ul style="list-style-type: none"> The River Kelvin is located to the west of the site so as a result the site is covered by a medium risk flood zone to the north.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 19 – Eastside Industrial Estate (LDP 13.22)

Site Details

Site Name: Eastside Industrial Estate

Address: Kilsyth Road, Kirkintilloch, G66 1QG

LDP Reference: LDP 13.22

Grid Ref: 265723 Easting, 674284 Northing

Ownership and Occupiers

Ownership:

- East Dunbartonshire Council, Private

Road Ownership:

- Private

Site Agent(s):

- Industrial Estate Managed by EDC 0141 578 8610

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Sankey Saddlery	Saddlery	1	Email: sankeysaddlery@sky.com Unit 2, Eastside Industrial Estate, G66 1QG 07958 102958	
Creative Spark Theatre Arts			Unit 3, Eastside Industrial Estate, G66 1QG 07828 731407	May have moved to 54 Woodhead Avenue?
W&C Plumbing & Heating Ltd		4	Email: wandcplumbing@aol.com Unit 4, 24 Eastside industrial Estate, Kirkintilloch, G66 1QG 07774 725730	May no longer be there
Sew and Sews	Clothing alterations	1	Unit 5, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG 0141 776 1188	clothing alterations
G&H Motor Repairs	Mechanic	5	Unit 6, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG 0141 777 7988	
Expressway Cars	Used Car Sales	5	14 Kilsyth Road, Kirkintilloch, G66 1QD	

			0141 776 0006	
ES Alternators/Landrover Diagnostics	Auto electrics	4	Unit 7, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG 0141 776 3689	Auto Electrics
Kirkintilloch Plumbbase	Wholesale	1	Email: Kirkintilloch@plumbbase.com Unit 8 & 9, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG 0141 776 6222	
Hopgood W D		5	Unit 1 Kilsyth Road, Kirkintilloch, G66 1QE 0141 776 4245	Industrial Estate is managed by EDC 0141 574 5562
Kirkintilloch Model Engineering Society		10	Email: williamforsyth243@btinternet.com donaldpeddie@btinternet.com Unit 2, Kilsyth Rd, Kirkintilloch, G66 1QE 01236 431 997 01360 770074	
Cablz Ltd Electrical Contractors		4	Unit 3, Kilsyth Rd, Kirkintilloch, G66 1QE 0141 776 6555	
Racin & Cruisin Motorcycles		5	Units 4 & 5, Kilsyth Rd, Kirkintilloch, G66 1QE 0141 775 1231	
Restoration Plasterer				
J Mann Joiners Ltd				Registered to home address at 25 Bridgeway Road?
W B Garden Services				
J Dunbar Motor Vehicles (also own lockup on site)		5	Unit 9, Kilsyth Rd, Kirkintilloch, G66 1QE 07937 447846	
Kirkintilloch Mens Shed		10	Email: kirkintillochmensshed@gmail.com Unit 12, Kilsyth Road Workspace, Kirkintilloch, G66 1QE	

			0141 776 0106	
Kerbside Mobile Services	Mechanic	5	Email: kerbsidemobile@btconnect.com Unit 13 &14, Kilsyth Rd, Kirkintilloch, G66 1QE 0141 776 6779	
ILH Groundcare Machinery		6	Email: contact@ilhgroundcare.com Unit 15, Kilsyth Rd, Kirkintilloch, G66 1QE 0141 775 9288	
J & D Lawson Ltd	Funeral Director	1	Email: info@jdlawson.co.uk 9 Kilsyth Road, Kirkintilloch, G66 1QE 0141 776 2242	
Evans Halshaw Ford Kirkintilloch	Car Showroom	5	Kelvin Valley Works, Kilsyth Road, Kirkintilloch, G66 1TA 0141 775 3100	
ISMS & Community Resource Team		4	Block 2	Is this still there?
EDC Food Coop Advisory Service		4	Unit 5	
EDC Roads		4	Unit 1, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG	
EDC Archives		4	Unit 10 & 11, Kilsyth Rd, Kirkintilloch, G66 1QE	
EDC Criminal Justice Social Work Partnership		4	Garage, Kilsyth Rd, Kirkintilloch, G66 1QE	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Protecht		Former occupant of Unit 3. Now at Woodlee?
Breeze: Cleaning, Washroom and Janitorial Services		Was located at 51 Kilsyth Rd. Permanently Closed
Ewan McAllister		Was at Unit 7&8, may not still be there?

Site Information

Site Size: 0.45 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: J&D Lawson is a well maintained site and creates an attractive entrance to the industrial estate. The northern part of the site has a single access directly from Kilsyth Road to the south which is a dead end road. The southern portion of the site is accessed from an entrance to the south of Kilsyth Road. Kilsyth is an A road and provides links to the wider road network. The nearest bus stops are located on Kilsyth Road, which operate routes to Kilsyth and Glasgow.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none">The southern portion of the site has areas of hardstanding for turning and an organised car parking arrangement.Internal roads are of good quality.	YES: <ul style="list-style-type: none">The northern part of the site has relatively poor internal circulation as limited turning areas are available and parking areas are at capacity.
Built Environment	YES: <ul style="list-style-type: none">Both portions of the industrial estate are adequately	YES:

	<p>maintained with clear signage and well maintained boundary fencing.</p> <ul style="list-style-type: none"> Some of the buildings require minor repairs/repainting but in general the buildings are in a good state of repair. There are currently empty units available for occupation 	<ul style="list-style-type: none"> There are no areas of vacant land which could facilitate any expansion of the business park
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	<p>YES:</p> <ul style="list-style-type: none"> Around 40% of the units on the estate currently sit vacant which indicates a lack of demand in the area, but which also could represent an opportunity if demand could be instigated. 	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Work with the land owner to understand their approach to marketing any empty units.

Site Photographs





SITE 20 – High Street Industrial Estate (LDP 13.21)

Site Details

Site Name: High Street Industrial Estate

Address: High Street, Kirkintilloch, G66 1PU

LDP Reference: LDP 13.21

Grid Ref: 265408 Easting, 674176 Northing

Ownership and Occupiers

Ownership:

South

- Simply Kirkintilloch Ltd – small patch on north-west (2017)
- 60B, 62&64-70 High Street - Clyde Valley Housing Assoc.
- George and Jane Gibb (2014) on the E of Broadcroft
- McLarens - owned by Paul McLaren (1999)
- Broadcroft - whole building owned by Goudie's of Kirkintilloch

North

- MOT Station (2014 - Garage in the middle)
- Land to South, plus upper floor of building - Cowiesburn Investments LLP (2007)
- Peak Holdings Ltd - own ground floor (2012)
- William Elder and sons (1985) own garage between garage and depot - unit 3
- Unit 4 - Elders (2016)
- Unit 2 - Depot - JBS Plant Hire (1996)
- Unit 1 - John and Jemima Campbell (2000) - plumbers
- Units 1 A,B,C - JBS (2000)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Halfords Autocentre	MOT / Vehicle maintenance	5	45-47 High Street Kirkintilloch, G66 1PU 0141 777 6820	
McLarens Accident Repair	Service / Mechanic	5	Email: info@mclarens.biz 20 Broadcroft, Kirkintilloch, G66 1HP 0141 775 1286	
KCR Ltd	Building Contractor	5	Email: info@kcrprojects.co.uk	

			24 Broadcroft, Kirkintilloch, G66 1HP 0141 775 3535	
Reid Repairs	TV & Electronic Equipment Repair	1	Email: reidtvrepairs@gmail.com Goudies Mill, Broadcroft, Kirkintilloch, G66 1HS 0141 776 5525	
Rose Cottages	Retail	1	62 Braehead Street, Kirkintilloch, G66 1PN 01236 780183	
Broadcroft Tyres & Exhaust Centre Ltd	Tyre Shop & Car Wash	5	Goudies Mill, Broadcroft, Kirkintilloch, G66 1HP 0141 777 6504	
Campbell J S & Son (Plumbers) Ltd	Plumbing, Electrical & Heating Maintenance	4	Unit 1D, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 776 0455	
Elders Garage Services	Service / Mechanic	5	Email: office@eldersgarage.co.uk Unit 3, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 776 3834	
Auto Craft Engineers (Kwik Fit)	Service / Mechanic	5	Unit 5, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 777 7100	
Blind Cleaning Services	Service / Cleaning	1	Email: info@blindcleaning.co.uk Unit 5A, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 775 0133	
Beauty by Linzi	Service / beauty	2	Unit 6 Muldoon House, High Street Industrial Estate,	

			Kirkintilloch, G66 1PU 0141 328 0708	
GSL Sports	Retail	1	Email: info@football-teamkits.com High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 776 5556	
GTM Auto Centre	Service / mechanic	5	Unit 6A, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 776 0900	
Lion Autos (Peugeot)	Service / mechanic	5	Unit 6B, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 775 0212 m 07970179036	
The MOT Testing Station (Scotland) Ltd, Kwik Fit	Service / mechanic	5	Unit 6E, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 775 2363	
SAMH - The Foundry	Community service	2	21 Broadcroft, Kirkintilloch, G66 1HP 0141 530 3576	Mental health drop in centre

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Spice	0141 776 0057	Permanently closed
JBS Plant Hire Limited	0141, 776 3726,	Was at Unit 1. Permanently closed
Black Bull Furnishers	blackbullfurnishers.co.uk	Was at Unit 4. Permanently closed
Abernethy Garage Services		Was at Unit 6D. Permanently closed
McLays Hire Drive	0141 776 3103	Permanently closed

Site Information

Site Size: 1.65 ha

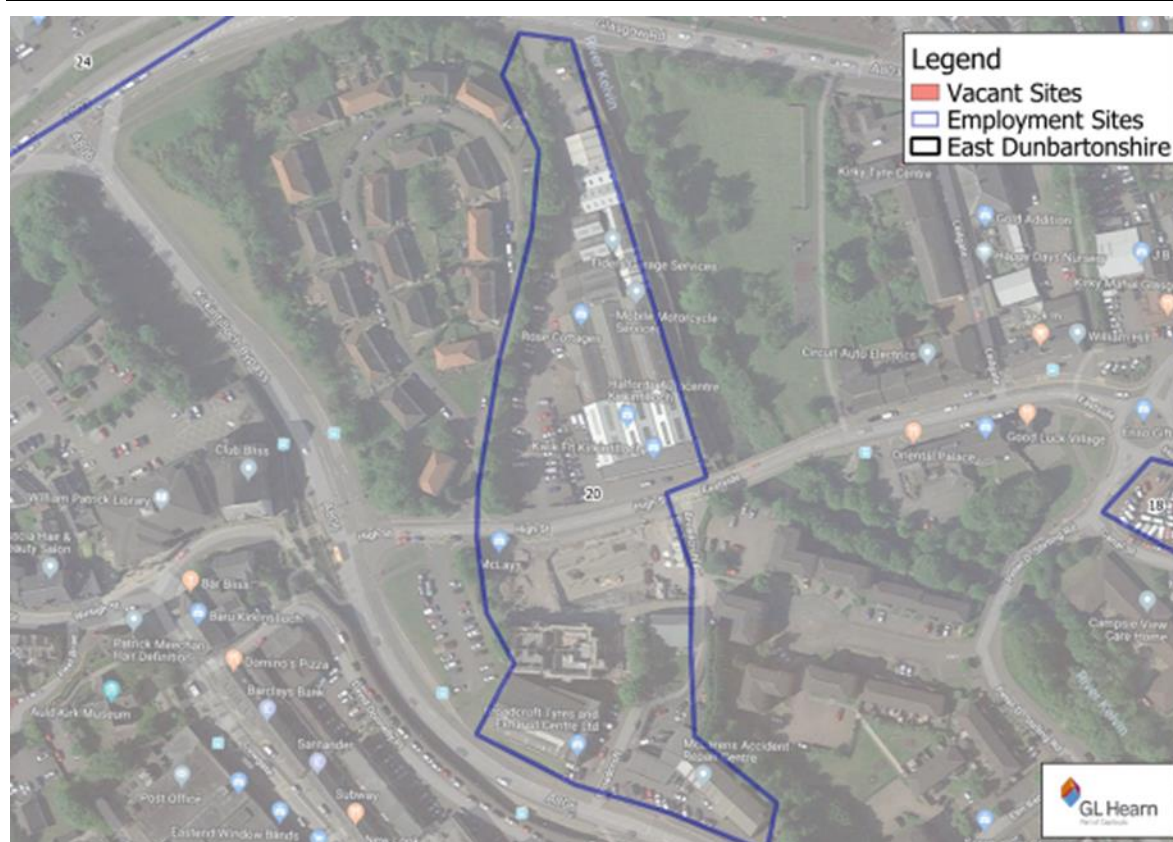
Developable Area: 0.18 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Not applicable

Description: High Street Industrial Estate is small scale local industrial estate, located in the centre of Kirkintilloch. The industrial site is split into two with High Street running through the middle. The site is located in close proximity to Eastside public park which sits to the east of the site, and is bounded to the south by High Street (northern portion) the southern portion is bounded by High Street to the north. The High Street links directly to the Kirkintilloch Bypass (A806) to the west. Further industrial estates Kirkintilloch Industrial Estate and Milton Road sit to the north of the site. The site includes a range of low rise small industrial units. Part of the site also has permission for residential uses.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none">The site has good road connectivity. The northern part of the site has a single access directly from High Street to the south which is a dead end road. The southern portion of the site is accessed from an entrance to the	YES: <ul style="list-style-type: none">The northern part of the site has relatively poor internal circulation as the entrance is narrow and limited turning areas are available.Parking areas are at capacity and chained parking bollards have

	<p>south of High Street, Broadcroft. Broadcroft can also be accessed from the A806 to the south of the site. The A806 (Kirkintilloch Bypass) links to the wider road network.</p> <ul style="list-style-type: none"> The nearest bus stops are located on Eastside, which operate routes to waterside, Kilsyth, Twechar, Banton, Glasgow and Kirkintilloch town centre and on the A806 to the south which operates services to Kilsyth, Milngavie, Twechar, Glasgow, Harestanes and Kirkintilloch. 	<p>been placed to restrict parking in particular bays.</p> <ul style="list-style-type: none"> The road is of poor quality and potholes etc. require repairing, especially at the north of the site. The southern portion of the site has limited parking and as a result cars are backed up along the street.
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Some of the buildings require minor repairs/repainting but in general the buildings are in a good state of repair. 	<p>YES:</p> <ul style="list-style-type: none"> There are no areas of vacant land which could facilitate any expansion of the business park.
Water Environment	NO	<p>YES:</p> <ul style="list-style-type: none"> The River Kelvin is located directly to the east of the site so as a result the whole site is covered by a medium risk flood zone.
Natural Environment	<p>YES:</p> <ul style="list-style-type: none"> The site is located in close proximity to Eastside public park, which enhances the attractiveness of its setting. 	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	<p>YES:</p> <ul style="list-style-type: none"> The site is fully occupied which indicates demand in the area for this type of business space. 	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 21 – Kirkintilloch Industrial Estate East (LDP 13.24)

Site Details

Site Name: Kirkintilloch Industrial Estate East

Address: Milton Road, Kirkintilloch, G66 1SY

LDP Reference: LDP 13.24

Grid Ref: 265434 Easting, 674581 Northing

Ownership and Occupiers

Ownership:

- Archibald Yound (site beside Lidl)
- Kirkintilloch Industrial Estate – Texas Properties
- Riverside Childcare (own plot)
- Mohammed Aslam (unit at block 3)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Pawling Systems	Manufacturing	5	Email: sales@pawlingsystems.com Unit 1, Kirkintilloch Industrial Estate, Block 1, Milton Road, Kirkintilloch, G66 1SY 0800 292 2788	
Merumhor Ltd	Pet food supplies	6	Block 2, Unit 2, Kirkintilloch Industrial Estate, Milton Road, G66 1SY 0141 776 5836	
Joyce Martin Photography	Creative	2	Email: joyce@joycemartin-photography.co.uk Unit 2/2 Kirkintilloch Industrial Estate, Milton Road, Kirkintilloch, G66 1SY 0141 776 5836	
Campsie Glen Smokehouse	Food and drink	6	Email: info@campsieglen.co.uk Unit 2/3, Milton Road, Kirkintilloch, G66 1SY 01360 600 335	
Superdry Laundry	Dry cleaner/ laundry /dress hire	1	Unit 3/1, Milton Road, Kirkintilloch, G66 1SY 0141 775 2858	

Riverside Childcare	Childcare	10	Block 4, Units 1 and 2, Kirkintilloch Industrial Estate, Milton Road, Kirkintilloch, G66 1SY 0141 777 7773	
Continental Tile Specialist	Tile supplies	6	2A Milton Road, Kirkintilloch, G66 1SY 0141 776 2500	
Probowl	Leisure	11	Milton Road, Kirkintilloch, G66 1SY 0141 777 8588	
Dulux decorator centre	Retail	6	Unit 4, Milton Road, Kirkintilloch, G66 1SY 0141 777 8454	
M & A Motors	Motor repair	5	2A Milton Road, Kirkintilloch, G66 1SY 0141 776 5943	
JDS Motors Scotland Ltd	Used Car Dealership	5	Unit 1, Kelvinside Industrial Estate, Kirkintilloch, G66 1SY 0141 776 5444	
365 Rescue Recovery	Truck Repair & MOT	5	Email: recovery365@live.co.uk Unit 1, Kelvinside Industrial Estate, Milton Road, Kirkintilloch, G66 1SY 0141 776 3383	
Mister Bubbles	Car Wash and Valet	5	Kelvinside Industrial Estate, Kirkintilloch, G66 1SY 07960 892001	
Supreme Food Processors	Food Products Supplier	6	Unit 7A Milton Road, Kirkintilloch, G66 1SY 0141 776 7111	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Perfect Fit Scotland Ltd		Was at Unit 2/4 Moved to Brookfield Glasgow?
Futuretec Systems Ltd		Was at Unit 3/2 At Ramsay Ind Est?
JJ Auto Electrical	07778 136221	No longer there?

Site Information

Site Size: 3.11 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Kirkintilloch Industrial Estate is a mixed use industrial estate, located to the north of Kirkintilloch. The site is located in close proximity to other industrial estates such as Milton Road which sits to the west and Eastside Industrial estate which sits to the east, and is bounded to the east by Birdston Road (B757). Other uses include a nursey in the northern part of the site and a car wash and bowling centre in the southern portion of the site. A McDonald's drive through restaurant sits to the south of the site and a Lidl supermarket to the south- west.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none">The site is considered to have a good level of accessibility. The site is accessed directly off Birdston Road, which links to the A803 to the south and Milton of Campsie to the north.The nearest bus stops are located on Birdston Road, which	<p>YES:</p> <ul style="list-style-type: none">There is some on street overflow parking in the northern part of the site.

	<p>operate routes to Clachan of Campsie, Glasgow and Kirkintilloch.</p> <ul style="list-style-type: none"> The site has good internal circulation with adequate parking for existing users. 	
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Areas of grass and signage are generally well maintained and parking well marked out. 	NO
Water Environment	NO	<p>YES:</p> <ul style="list-style-type: none"> The river Kelvin runs through the centre of the site and as a result the site sits within a medium flood risk zone. The northern part of the site sits within a high flood risk zone.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	<p>YES:</p> <ul style="list-style-type: none"> There is an area of underutilised land to the south of the site. There is potential for further small scale industrial at the southern boundary of the site. 	NO
Other	NO	<p>YES:</p> <ul style="list-style-type: none"> There are a number of vacant units in the industrial estate which suggests market demand may be slow.

Recommendations

Work with the land owner to understand their approach to marketing any empty units.

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 22 – Lower Whitegates Industrial Estate (LDP 13.31)

Site Details

Site Name: Lower Whitegates Industrial Estate

Address: Civic Way, Kirkintilloch, G66 3BQ

LDP Reference: LDP 13.31

Grid Ref: 265463 Easting, 673323 Northing

Ownership and Occupiers

Ownership:

- East Dunbartonshire Council
- Whitegates – James Sim

Road Ownership:

- Public/Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Gallery and Framer	Retail	1	Unit 11, Whitegates, Civic Way, Kirkintilloch G66 3BQ 0141 776 0500	
Viewfield Gallery	Digital Printing	2	Email: sales@viewfieldgallery.com Unit 11, Whitegates, Lenzie Road, G66 3BQ 0141 776 0500	
Kenwil Print & Design Ltd.	Graphic Design	4	Email: sales@kenwil.co.uk Unit 17, Southbank Business Park, Donaldson Crescent, Kirkintilloch, G66 1XF 0141 776 8070	
Vulcan Plumbing Supplies	Plumbing Supplies	4	Email: enquiries@vpsplumbing.co.uk Unit 16, Whitegates Business Park, Civic Way, Kirkintilloch G66 3BQ 0141 459 3141	
Kidsplay Childcare	Childcare	10	Email: enquiries@bertramuk.com 12-15 Whitegates, Lenzie Road, Kirkintilloch, G66 3BQ 0141 776 3003	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
The Mirror Door Company	6 whitegates, civic way, G663BQ, sales@mirror-door.com, http://www.mirror-door.com/contact-us	Now in Cumbernauld?

Site Information

Site Size: 4.23 ha

Developable Area: 0.46 ha intensification opportunity, 1.31 ha vacant brownfield

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Signage on site suggests the large empty warehouse and another small unit are being marketed.

Description: Lower Whitegates is a mixed use industrial estate, located in the south of Kirkintilloch. The site also includes the former Tom Johnson House site, located to the south of Civic Way. The site is bounded by Lenzie Road to the east which links to the A806 north and Lenzie to the south. The current land uses near the site include Woodhead Park and Kirkintilloch Leisure Centre on the eastern boundary and Kirkintilloch Health and Care Centre to the north- east of the site. Residential dwellings neighbour the south of the site. The site is located near other industrial estates such as Southbank Business Park to the north- west and Southbank Works West to the west. The site has two access points, from Civic Way to the south and Marina Way to the north. The nearest bus stops are located on Lenzie Road, which operate routes to Clachan of Campsie, Harestanes, Waterside, Kirkintilloch, Glasgow and Moodiesburn. The site comprises of a mixture of buildings of different ages and quality. There is a large, vacant warehouse located to the western rear of the site which is in poor condition with better quality, smaller industrial units located to the south- west.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site has good internal circulation with more than adequate parking for existing users. 	NO
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> There is a cleared vacant site in the centre of Lower Whitegates which has the potential for further small scale industrial uses. 	<p>YES:</p> <ul style="list-style-type: none"> Areas of grass and signage are generally poorly maintained and parking spaces not marked out. The former Tom Johnson House site constitutes a large area of derelict land.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	<p>YES:</p> <ul style="list-style-type: none"> Due to the good accessibility of the site and the strategic location, 	NO

	this site has potential, yet dependent on market demand.	
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Recommendations

Continue to protect in Local Development Plan for mixed-use development, prioritising business use and require a joint approach across the site, through a masterplan to deliver:

- Business land – protection of existing businesses on site. Additional units to be provided.
- Housing – Some housing, including affordable housing, may be acceptable on a limited portion of the site, provided that is compatible with existing business use and will enable further business development. Feasibility of housing suitability on the site to be considered.
- Infrastructure - upgraded transport and digital infrastructure required. Landscaping of business areas required to ensure a high quality site and new units are attractive.

Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration as set out above.

Site Photographs







SITE 23 – Milton Road, Kirkintilloch Industrial Estate West (LDP 13.25)

Site Details

Site Name: Milton Rd (Kirkintilloch Industrial Estate West)

Address: Milton Road, G66 1SY

LDP Reference: LDP 13.25

Grid Ref: 265456 Easting, 674359 Northing

Ownership and Occupiers

Ownership:

- Archibald Young (site beside Lidl)
- Land behind McDonalds – PGC Partnership
- Lidl site – owned by Lidl

Road Ownership:

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Cash 4 Clothes	Retail	1	Email: info@cash4clothes.online 1 Milton Road, Kirkintilloch, G66 1SY 0800 433 2274	In a temporary shed
Archibald Young Ltd	Manufacturing (Foundry)	5	Email: enquiries@archibaldyoung.co.uk ianyoung@archibaldyoung.co.uk jackgunning@archibaldyoung.co.uk hughmcqurk@archibaldyoung.co.uk Milton Road, Kirkintilloch, G66 1SY 0141 776 7701	Global exports, founders & engineers

Site Information

Site Size: 2.08 ha

Developable Area: 0.98 ha vacant brownfield

Planning Status Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Milton Road is a single occupier site, located to the north of Kirkintilloch. The site is located in close proximity to other industrial estates such as Ramsay Industrial Estate to the west, Kirkintilloch Industrial Estate which sits to the north- east and High Street Industrial estate which sits to the south. The site is bounded to the west by Birdston Road (B757). The site has a single occupier, Archibald Young Ltd, Founders and Engineers. The company

occupies a large and medium sized industrial warehouse and utilises areas of hardstanding for storage. Neighbouring uses include a Lidl supermarket to the south of the site, bowling centre to the west and McDonald's drive through restaurant to the south- west.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The site is accessed directly off the Birdston Road (B757), which links to the A803 to the south and Milton of Campsie to the north. The nearest bus stops are located on Birdston Road, which operate routes to Clachan of Campsie, Glasgow and Kirkintilloch. The site has good internal circulation with adequate parking for existing uses. Internal roads are of high quality. 	NO
Built Environment	YES: <ul style="list-style-type: none"> There is a cleared vacant site to the south of Milton Industrial Estate, to the north of the Lidl 	YES: <ul style="list-style-type: none"> Landscaping and signage are poorly maintained.

	Supermarket. This has the potential for further small scale industrial.	
Water Environment	NO	YES: <ul style="list-style-type: none"> The river Kelvin runs to the north and west of the site and as a result the site sits within a medium flood risk zone
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	YES: <ul style="list-style-type: none"> Due to the good accessibility of the site and the sustainable location, we believe this would be attractive to an occupier however demand would need to be established. 	NO

Recommendations

Continue to protect in Local Development Plan for business use. However, LDP2 could include the opportunity for retail or leisure uses on the vacant land subject to proposed uses not being able to locate in Kirkintilloch town centre and having specific locational needs.

Site Photographs



SITE 24 – Ramsay Industrial Estate (LDP 13.28 and 13.26)

Site Details

Site Name: Ramsay Industrial Estate

Address: Old Mill Park, Glasgow Road, Kirkintilloch, G66 1SS

LDP Reference: LDP 13.28 and 13.26

Grid Ref: 265954 Easting, 674150 Northing

Ownership and Occupiers

Ownership:

- Royal Mail (delivery office and land in a loan)
- Dan Ramsay and Son Ltd
- Duncan Stewart (Kirkintilloch) Ltd (area south of Royal Mail, 1995)
- Balglass Farms Ltd
- Webster Building Supplies Ltd
- Stewart Farms
- Ramsey Plant Ltd
- Stewarts Building Services Ltd
- Meadowban Property Co Ltd
- Stewart and Miller Ltd
- Demsing Ltd

Road Ownership:

- Private

Site agents:

- Enquiries to the Ramsey Group 0141 776 6261
- Duncan Stewart (Kirkintilloch) Ltd 0141 776 6261

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Kenneth Installations	Kitchen Supply	6	Email: info@kennthinstallations.co.uk Unit 1&2, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 775 0077	Kitchen, bathroom, bedroom, home office
Vector	Electronics Repair	1	Email: info@vectoruk.com Unit 3, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 777 6667	
Wash N Wipe	Car Wash and Valet	5	Unit 4, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 775 3450	

Kirkintilloch Self-Storage	Self-storage facility	6	23 Old Mill Park, Kirkintilloch, G66 1SS 0141 776 1010	
Signs of the Times	Signmaker	4	Unit 5&6, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 775 0456 signsthetimes.com	
Futuretec Systems Ltd	Audio-visual Consultant	4	Email: sales@futuretec.co.uk Unit 8D, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 2949	
LSK Supplies	Architectural ironmongers	5	Unit 8, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 777 8801 0141 777 6613	
Direct Flooring Ltd.	Flooring Shop	6	Email: dfcuf@directflooring.co.uk 2 Glasgow Road, Kirkintilloch, G66 1SS 0141 777 8383	
Howdens Kirkintilloch	Kitchen Furniture	6	Unit 3-4, Old Mill Park, Kirkintilloch, G66 1SS 0141 776 5672	
Design Studio	Bathroom Renovation	4	Email: info@designstudioeastdu nbartonshire.co.uk Unit 5, Block 17, Old Mill Park Kirkintilloch, G66 1SS 0141 775 3555	
Achieve Fitness	Gym	11	Email: macleanness@gmail.com 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 777 8338	Personal trainer, gym, class studio
Crossfit Kirkintilloch	Gym	11	Email: info@crossfitkirkintilloch.com Unit 2, Block 17, Old Mill Park, Kirkintilloch, G66 1SS 0141 370 1349 0141 776 2775	

Ceiling 2 Floor	Bathroom supplier	6	Email: enquiries@ceiling2floor.co.uk kirkintilloch@ceiling2floor.co.uk Unit 18&19, Ramsay Industrial Estate, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 776 0061	Wet-room panelling merchants
National Tyres & Autocare	Tyre Shop	6	Campsie Road, Kirkintilloch, G66 1SL 0141 776 5472	
Wolseley	Plumbers Merchant	6	Unit 4, Campsie Road, Kirkintilloch, G66 1SL 0141 775 3328	
Bluewater Bio Ltd	Water Treatment Solutions	5	Email: enquiries@bluewaterbio.com Unit 20-22, Ramsey Industrial Estate, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 776 2289	
Mobility Scooters Scotland	Mobility Aid Servicing & Repair	1	Email: info@mobilityscotlandltd.co.uk Unit 28, Campsie Business Park, 3 Campsie Road, Kirkintilloch, G66 1SL 0845 521 3153	Powered wheelchairs, car adaptations, vehicle repair
Bedpost Discount Centre	Discount Furniture	6	Email: thebedpost@btconnect.com Unit 25, Ramsay Industrial Estate, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 776 8390	
ABC Glazing and Joinery	Glazing Installation	4	Unit 28, 3 Campsie Road, Ramsay Industrial Estate, Campsie Road, Kirkintilloch, G66 1SL 07931 681299 Or 07950 059060	
Classic Cornice Design Ltd	Ornamental Plastering	4	Email: classiccornicedesign@tiscali.co.uk	Ornamental plasterers

			Unit 29, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 776 6005	
Mobility Scotland	Mobility Equipment Supply	6	Email: info@mobilityscotlandltd.co.uk Unit 30, Glasgow Road, Kirkintilloch, G66 1SS 0141 775 0396	
Thomson Ferrie IFA	Financial Advice	2	Email: enquiries@thomsonferrie.co.uk Office 4&5, 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 775 0799	
Diva Beauty	Beauty Salon / Training	2	Email: info@diva-beauty.co.uk 8-10 Glasgow Road, Kirkintilloch, G66 1SH 07983 975605 0141 354 1444	Training centre - eyelashes
Scotstream Ltd	HVAC Contractor	4	Email: info@scotstreamlimited.co.uk 28C, 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 776 4746	
TSBC Property Services & Building Consultants Ltd	Professional services	2	Email: enquiry@tsbc-property.co.uk Unit 7, 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 776 3772	Structural and civil engineering, building services
PCKwikFix Ltd	Professional services	2	Email: info@pckwikfix.com Ground Floor, 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 280 0494	
Cambridge Weight Plan	Professional services	2	Email: admin@cambridgeweightplan.co.uk 8-10 Glasgow Road, Kirkintilloch, G66 1SH 07740 334271	

Avonclyde Ltd	Custom Label Printing	2	Email: fraser@avonclyde.co.uk Unit 3C, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 1122	
Ace Joinery	Joinery	5	3 Campsie Road, Kirkintilloch, G66 1SL 0141 611 5002	
LS Photography	Photography	2	Email: info@lsphotography.co.uk 5 Campsie Road, Kirkintilloch, G66 1SL 0141 237 6541 07854906893	
Meadowburn Mechanical Services	Supplier	6	Email: info@meadowburn.co.uk Unit 5, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 6262	40 employees, SME
JC Dance and Cheer Academy/ JCP Dance Glitter Studio	Dance Lessons	2	Unit 7, 5 Campsie Road, Kirkintilloch, G66 1SL 07766 340585	
Fergmann Window Solutions	Building Restoration	4	Email: admin@fergmann.co.uk Unit 8, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 775 3339 Fergmann.co.uk	
S and G Electrical Wholesalers	Electrical Supplies	6	Unit 8C and D, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 6000	SME
North Sea Plastics Ltd, Orthpro Ltd	Plastic Products	5	Email: info@northseaplastics.com Unit 2, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 7900	11-50 employees, SME
Reproduction Plaster Co Ltd	Building Materials	6	Email: hello@reproplaster.co.uk Period House, Unit 1, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 11122	

Pro Visual	Security Systems	4	Unit 1B, 7 Campsie Road, Kirkintilloch, G66 1SL 0141 776 7771	
Cunningham Shutter Doors	Doors	6	Email: cunninghamshutters@mai.l.com Unit 3, 7 Campsie Road, Kirkintilloch, G66 1SL 0141 775 0101	
Supafixings UK Ltd	Wholesaler	1	0141 776 6333	
Bluewater Biotechnology Ltd	Biotechnology	5	http://www.bluewaterbio.com/contact-us/	Filtered water
Ian's Welding & Fabrication Garage	Aluminium Welding	5	Old Mill Park, Unit 9, Kirkintilloch, G66 1SS 07823 555448	
CRE-8-IVE Signs & Graphics	Signs & Graphic Design	4	Email: info@CRE-8-IVE.co.uk 17 Old Mill Park, Unit 7, Kirkintilloch, G66 1BG 0141 363 0000	
Kirkintilloch Kelvin Brass	Orchestra	11	Old Mill Park, Glasgow Road, Kirkintilloch, G66 1SS 0141 776 3011	
Scotia Campers	Caravan Rental	5	Unit 9, Old Mill Park, Glasgow Road, Kirkintilloch, G66 1SS 07856 883063 07530 567640	
J & S Industrial Coatings	Paint Shop	5	Email: jandssoffice@chessmail.co.uk Unit 9, Old Mill Park, Kirkintilloch, G66 1SS 0141 775 2233	
Saltire Carpets and Beds	Carpet Retail	1	Email: sales@saltirecarpetsandbeds.co.uk Old Mill Park, Kirkintilloch, G66 1SS 0141 777 9008	
Abba Blinds	Blinds Shop	1	Email: sales@abbablinds.co.uk Unit 8, Old Mill Park, Kirkintilloch, G66 1SP 0141 777 7598	

Lenzie Trade Centre	Used Car Dealer	5	Old Mill Park, Kirkintilloch, G66 1SS 07801 383801	
McNairs Building Supplies	Building Materials	5	Old Mill Park, Kirkintilloch, G66 1SS 0141 578 0350	
MJR Equine Supplies	Equestrian Shop	1	Email: sales@mjrequinesupplies.com Unit 4, 17 Old Mill Park, Kirkintilloch, G66 1SS 0141 776 3843	
Royal Mail Distribution	Distribution	6	9 Campsie Road, Kirkintilloch, G66 1JJ 0141 777 2110	
Guala Closures UK Ltd	Manufacturing	5	Email: info@gualaclosures.com Old Mill Park Industrial Estate, Kirkintilloch, G66 1ST 0141 777 2000	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Balloch Contracts Ltd	0141 776 4000	Permanently Closed
Lev Scotland Ltd		Moved to Dumbarton?
Omega Models	r.munn@omegamodels.co.uk	May not still be there?
Su Casa Home Interiors	Was at Unit 7, 0141 776 7550	Permanently Closed
Lucemill Plastic Bottles	info@lucemill.com	Moved to Craigmont Street Glasgow
Furniture Alfresco	furniturealfresco.co.uk	Permanently closed

Site Information

Site Size: 6.13 ha , 2.8 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Ramsay Industrial Estate is a larger industrial estate, located to north of A803 Glasgow Road and is adjacent to Old Mill Park Industrial Estate to the east. The industrial site contains a mixture of small to medium scale industrial units and storage spaces. The site is located in close proximity to the River Kelvin which lies immediately to the north. Glasgow Road provides good access to the main road network and Campsie Road runs through the

site. Kirkintilloch town centre is within reasonable walking distance of the site. The site is fully developed and includes a range of low to medium rise industrial units. The site includes a wide range of suppliers from locksmiths to car valeting. There are some newer modern buildings such as the structure which houses Guala Closures UK Limited, a manufacturer of alumni and non-refillable closures. The site has a single main access directly from Campsie Road. The road appears to be in good condition. The nearest bus stop is outside Kirkintilloch Fire Station where bus services operated by First Group run to Glasgow.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The site has relatively good internal circulation with the Campsie Road running through the site and local access roads running off this within the estate to the west. 	YES: <ul style="list-style-type: none"> Parking areas appear to be at capacity. The road is of reasonable quality but there are some areas of poorer quality with potholes that require repairing.
Built Environment	YES: <ul style="list-style-type: none"> Most of the buildings appear to be in a reasonable state of repair and several units are vacant. 	YES: <ul style="list-style-type: none"> There are some units with clearly defined car parking spaces but in the majority of units these are not clearly marked out so cars and storage areas are laid out in a haphazard manner.

		<ul style="list-style-type: none"> There are no areas of vacant land which could facilitate any expansion of this business use.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs





SITE 25 – Southbank Business Park (LDP 13.29)

Site Details

Site Name: Southbank Business Park

Address: Donaldson Street, Kirkintilloch, G62 8PH

LDP Reference: LDP 13.29

Grid Ref: 264955 Easting, 673125 Northing

Ownership and Occupiers

Ownership:

- East Dunbartonshire Council
- Police Scotland
- New College Lanarkshire

Road Ownership:

- Public

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Number Plates Scotland	Number Plate Printer / Supplier	4	Email: sales@npslimited.co.uk Unit 1 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 4848	SME
McGregor MacLeod	Professional Legal Services	2	Email: legal@mcgregormacleod.co.uk Unit 3 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 778 9292	SME
Mystic Monkeys soft play	Service / Leisure	11	Email: mysticmonkeysoftplay@gmail.com Unit 7 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 775 0642	
Grant and McKay Solicitors	Professional Legal Services	2	Unit 9 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 7466	
S A Robertson Lifestyle Protection and Mortgages	Professional Mortgage Broker	2	Email: enquiries@lifestyleprotection.co.uk Suite 11, Enterprose House, Southbank Business Park, Kirkintilloch, G66 1XQ	

			0141 249 0160	
Fulcrum Training Ltd	Education / Training	10	Email: info@fulcrumtraining.co.uk Unit 11 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 578 0173 http://www.fulcrumtraining.co.uk/about-us/	SME; taken up in 2000
Marine Electrical Installations Ltd	Engineering	2	Email: sales@m-e-i.co.uk Unit 15 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 2020	
Kenwil Print & Design Ltd	Graphic Design	2	Email: sales@kenwil.co.uk Unit 17, Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 8070	
A&S Home Design Ltd	Kitchen Decoration / Supplies	4	Unit 21 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 230 4318	
Chas Smith Shopfitters Ltd	Interior Design / Installation	4	Unit 27 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 8345	
Langthorne Automation	Security System Installation	4	Email: lan@langthorne-automation.com Lewis@langthorne-automation.com Unit 25 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 1500	
N M Electrical Contracts Ltd	Electrician	4	51 Donaldson Street, Southbank Business Park, Kirkintilloch, G66 1XF 07769 219249	
FSL – Fabrication Specialists Ltd	Steel Fabrication	5	Email: sales@fabricationspecialists.co.uk 1 McBride Avenue, Kirkintilloch, G66 1XP 0141 578 4447	
East Dunbartonshire Women's Aid	Non-profit Organisation	2	Email: info@womensaid.scot	

			Unit 10 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 0864	
Rosa Red Ltd	Wholesaler	1	55 Donaldson Street, Kirkintilloch, G66 1XG 0141 572 7297	
Edict	Charity	2	Email: main.office@edictarts.co.uk Unit 2 McBride Avenue, Southbank Business Park, Kirkintilloch, G66 1XF 0141 578 0251	
Halo Pathways	Yoga Studio	11	Email: info@halopathways.co.uk Suite G4, Southbank Marina, Strathkelvin Place, Kirkintilloch, G66 1XT 0141 776 2987	
Edmunson Electrical Ltd	Electrical Wholesaler	1	Email: edmunson@eel.co.uk Strathkelvin Place, Kirkintilloch, G66 1XT 0141 776 8830	
Ceartas Advocacy	Non-profit Organisation	2	Email: info@ceartas.org.uk Unit 5-7, McGregor House, 10 Donaldson Crescent, Kirkintilloch, G66 1XF 0141 775 0433	
Martin Veterinary Centre	Veterinarian	2	10 Strathkelvin Place, Kirkintilloch, G66 1XT 0141 775 2503	
Church of RPS	Deaf Church	10	10 Donaldson Cres, Kirkintilloch, Glasgow G66 1XF	
Business Gateway East Dunbartonshire	Business-to- business Service	1		
East Dunbartonshire Council Headquarters	Corporate Office	4		
Police Scotland	Police Station	2		
Seagull Trust Cruises Kirkintilloch Branch	Charity	2	Email: kirkintillochbookings@seagulltrustcruises.org.uk Southbank Marian, 100 Southbank Road, Kirkintilloch, G66 1LX	

Wholefruits	Fruit & Vegetable Wholesaler	1		
William Hunters Self-storage	Storage	6		

Site Information

Site Size: 5.9 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings: Not applicable

Description: Southbank Business Park Southbank is a medium sized industrial estate offering 22 Class 4 industrial units ranging in size from 500 - 3000 sq ft. The Forth and Clyde Canal bounds the site to the north and west while the Lenzie Road runs to the south. The site is fully developed and contains a mixture of small to medium scale, low to medium rise, industrial units and storage spaces. There are some larger units such as the modern building which house the headquarters of East Dunbartonshire Council.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints

Transport	<p>YES:</p> <ul style="list-style-type: none"> • The site has a number of access points directly from Lenzie Road from which a number of internal distributor roads form. • The roads appear to be well maintained and are in reasonable condition. • Each unit has its own forecourt parking. 	<p>YES:</p> <ul style="list-style-type: none"> • The nearest bus stops are at Civic Way and Eastergreens Avenue which are both some distance away from the western part of the site. • Parking areas appear to be at capacity and is sporadic in parts
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> • Southbank provides a secure trading environment for businesses by virtue of a 32 camera CCTV system and regular patrols by on site guards outside business hours. • The site is well signposted. 	<p>YES:</p> <ul style="list-style-type: none"> • Some of the signage boards could do with upgrading. • There are some units with clearly defined car parking spaces such as the Council headquarters car park but in the majority of units these are not clearly marked out so cars and storage areas are laid out in a haphazard manner. • There are no areas of vacant land which could facilitate any expansion of this business use.
Water Environment	<p>YES:</p> <ul style="list-style-type: none"> • The site is located in close proximity to the Forth and Clyde canal which lies immediately to the north. • A number of the more modern units have developed near the marina associated with the canal. 	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs





SITE 26 – Southbank Works (LDP 13.29)

Site Details

Site Name: Southbank Works (West of Southbank Business Park)

Address: Southbank Road, Kirkintilloch, G66 1UB

LDP Reference: LDP 13.29

Grid Ref: 264955 Easting, 673125 Northing

Ownership and Occupiers

Ownership:

- Robeslee Concrete Co Ltd, Holland Haulage, East Dunbartonshire Council

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Robeslee Concrete Co Ltd	Construction	5	Contact: sales@robeslee.co.uk 50 Southbank Road, Kirkintilloch, G66 1UB 0141 775 2677	
Holland Haulage	Logistics	6	Nickel Cottage, Southbank Rd, Kirkintilloch, G66 1UB 0141 775 2839	

Site Information

Site Size: 8.3 ha

Developable Area: 4.5 ha intensification opportunity

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Southbank Works West is a single user industrial site which covers 8.3 ha and is occupied by a concrete company. The site is almost fully developed, comprising a small number of industrial sheds, storage areas, lorry parking areas (which are not marked out), and an office building with ancillary car parking. The site has a single access point and sits at the end of Rosebank Road. A number of heavy vehicles and lorries use the site to transport materials and products associated with the business. The Park Burn provides a distinct boundary around the site to the south and east.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> Heavy transportation vehicles currently access the site. 	YES: <ul style="list-style-type: none"> There are no bus stops or other public transport nearby.
Built Environment	YES: <ul style="list-style-type: none"> The eastern end of the site appears disused although the site couldn't be fully accessed. 	NO
Water Environment	NO	YES: <ul style="list-style-type: none"> The Park Burn provides a distinct boundary around the site to the south and east.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	YES: <ul style="list-style-type: none"> The site offers some opportunity for increased employment uses through intensification. 	YES: <ul style="list-style-type: none"> There is a small amount of vacant land but such is the nature of the current user it is unlikely that compatible uses would wish to locate here

Recommendations

Determine extent of land that requires deallocation for community sports facility and continue to protect remaining land in Local Development Plan for business use.

Site Photographs





SITE 27 – Woodilee Industrial Estate (LDP 13.23)

Site Details

Site Name: Woodilee Industrial Estate, Lenzie

Address: Woodilee Road, Kirkintilloch, G66 3TU

LDP Reference: LDP 13.23

Grid Ref: 266068 Easting, 672819 Northing

Ownership and Occupiers

Ownership:

- Clinton and Jason Smith and Geoff Cleaver (2010) – patch of trees next to derelict building; north of Woodcroft Drive

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Paulamar Company Ltd	Foam Plastics and Rubber Manufacturing	5	Woodilee Industrial Estate, Kirkintilloch, G66 3TU 0141 776 2588	
Cook Peter	Manufacturing for Construction	5	Email: info@peterccook.co.uk Unit D, Woodilee Industrial Estate, Kirkintilloch, G66 3TU 0141 776 0993	24 employees, SME
P. W. Hall Ltd	Plastic Manufacturing	5	Email: info@pwhall.co.uk Woodilee Road, Kirkintilloch, G66 3UR 0141 776 2384	
Tinning R and Son	Carpentry	5	Email: info@rtinningandson.co.uk Woodilee Road, Kirkintilloch, G66 3UU 0141 775 0820	
JMC (Scotland) Ltd	Corporate Office	4	Unit 2, Woodilee Industrial Estate, Kirkintilloch, G66 3UU 0141 237 8983	May have moved to Cumnock?
Protecht Cleaning & Support Services	Carpet Cleaning	5	Email: service@protecht-cleaning.com	

			Unit 17A &B, Woodilee Industrial Estate, Kirkintilloch, G66 3UU 0141 775 2069	
Premier Shed & Fencing	Fence Supply Shop	6	Email: psf2010@hotmail.co.uk Unit 13A, Woodilee Industrial Estate, Kirkintilloch, G66 3UU 0141 776 8001	
Woodilee MOT Centre	MOT Centre	5	Woodilee Industrial Estate, Kirkintilloch, G66 3UU 0141 776 5700	
Maclean Logistics	Transportation Service	6		Registered in Stepps?
Transit Recovery Glasgow	Transportation Service	6	Unit 8, Woodilee Industrial Estate, Kirkintilloch, G66 3UU 07923 210123	
CLF Scotland	Steel Fabrication	5	Unit 8, Woodilee Road, Kirkintilloch, G66 3UA 07860 219625	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Tedesco Tile Centre	http://www.tedescotiles.com/terrazo-tiles	Permanently Closed

Site Information

Site Size: 13.5 ha

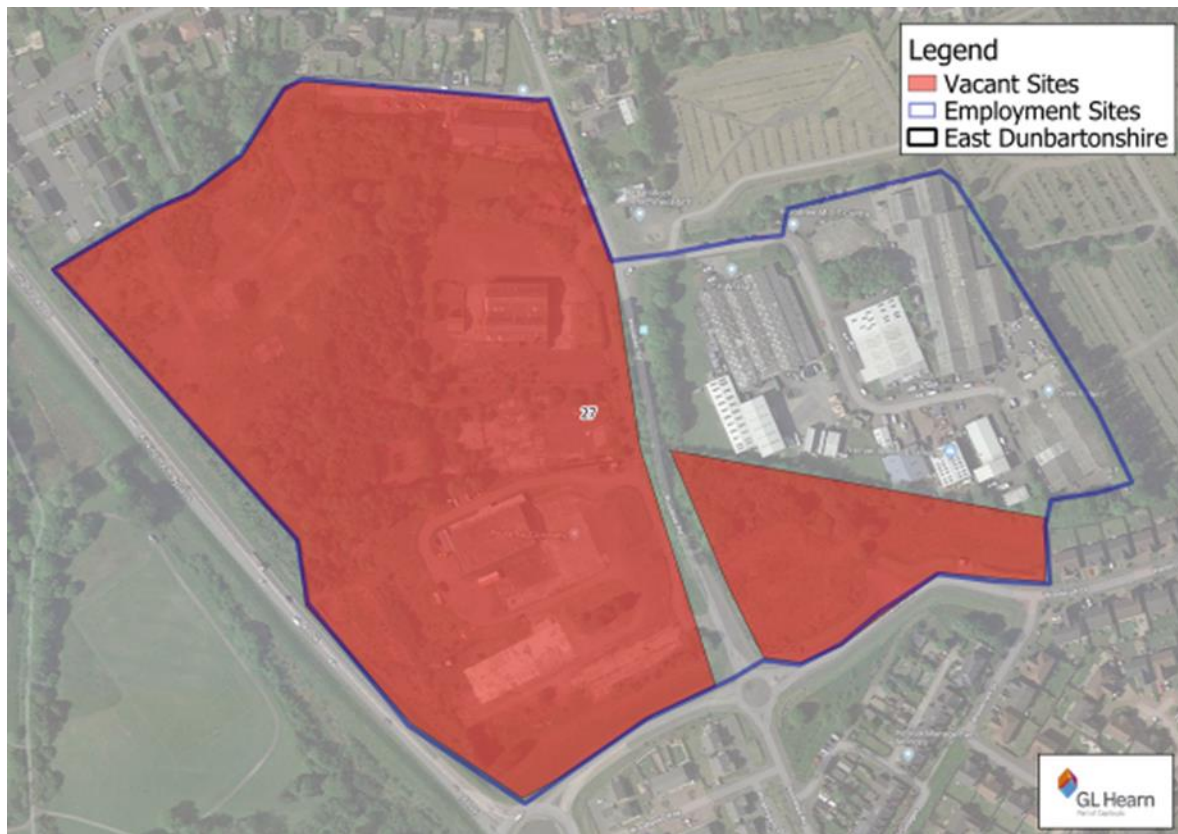
Developable Area: 9.22 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Woodilee Industrial Estate sits in the centre of Lenzie and offers a mix of industrial and warehousing units with workshop and ancillary office space. It is a medium sized industrial estate of which a number of the buildings are older. The A806 Initiative Road bounds the site to the west, Woodcroft Road runs to the south and the Auld Hill Cemetery provides the north and east. The main access into the site is from Woodcroft Road and the roundabout. From this Woodilee Road runs through the centre of the site.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The A806 Initiative Road provides the estate with good accessibility onto the main road networks. The site has reasonable internal circulation with the roads looking to be in an okay condition. There are few areas of dedicated parking but there is no evidence of parking being an issue given the amount of vacant land. 	NO
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> There is a significant portion of brownfield land at the site entrance (Woodcroft Road). 	<p>YES:</p> <ul style="list-style-type: none"> The vacant site to the west still has some occupiers although the condition of the building is almost derelict. The site includes a mixture of buildings but these are generally older with some buildings in a relatively poor condition. The general appearance of the estate is aged and in need of investment.

Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	YES: <ul style="list-style-type: none"> Auld Aisle Cemetery, an A-listed Historical feature, is located to the North-East of the site
Land Use	NO	YES: <ul style="list-style-type: none"> A number of areas of the site are given over to ad-hoc storage with a number of shipping containers in evidence. The vacant site to the west is being marketed for a residential opportunity. There may be noise restrictions due to neighbouring residential uses.
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for mixed-use development, prioritising business use and require a joint approach across the site, through a masterplan to deliver:

- Business land – protection of existing businesses on site. Additional units to be provided.
- Housing – Some housing, including affordable housing, may be acceptable on a limited portion of the site, provided that is compatible with existing business use and will enable further business development. Feasibility of housing suitability on the site to be considered.
- Infrastructure - upgraded transport and digital infrastructure required. Landscaping of business areas required to ensure a high quality site and new units are attractive.

Options for funding models, such as land equalisation agreement, will be investigated through the Masterplan process to support and enable the delivery of mixed use regeneration as set out above.

Site Photographs



SITE 28 – Lennoxtown Enterprise Centre (LDP 13.32)

Site Details

Site Name: Lennoxtown Enterprise Centre

Address: Station Road, Lennoxtown, G66 7LL

LDP Reference: LDP 13.32

Grid Ref: 262637 Easting, 677860 Northing

Ownership and Occupiers

Ownership:

- Public (East Dunbartonshire Council)

Road Ownership:

- Public

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
All UPVC Windows and Doors	PVC Windows	6	2 Railway Court, Lennoxtown, G66 7LL 01360 600888 0800 0922 288	
Select Facilities Ltd	Property Management	2	Email: enquiry@selectfacilities.co.uk 4 Railway Court, Lennoxtown, G66 7LL 0844 871 8018	
CMS Windows			Email: info@cmswindows.com 6 Railway Court 01324 841398	May have moved to Cumbernauld?
Table 13 Catering	Catering	3	Email: info@table13.co.uk Unit 6 Lennoxtown Enterprise Centre, Railway Court, Lennoxtown, G66 7LL 01360 600286	Small business
Titan N2 Ltd	Industrial Equipment Supplier	6	Email: info@titan-n2.com 8 Railway Court, Lennoxtown, G66 7JQ 0333 200 0502	
Art World Online Ltd	Art Supply Shop	1	Email: info@artworldonline.co.uk 10 Railway Court, Lennoxtown, G66 7LL 01360 600260	

Barnardos	Charity		LEC Suite 1, 2 & 3, Lennoxtown Enterprise Centre, Lennoxtown, G66 7LL	Is this still there?
Scientific People Ltd	Job Centre	2	LEC Suite 4, 12 Railway Court, Lennoxtown, G66 7LL 01360 848084	
Jill Brown Media Ltd			LEC Suite 4, Lennoxtown Enterprise Centre, Lennoxtown, G66 7LL	May have moved to Craighead Road?
True Potential Wealth Management			LEC Suite 5, Lennoxtown Enterprise Centre, Lennoxtown, G66 7LL	May have moved to Clydebank?
Gadget Armour Wholesale			LEC Suite 6, Lennoxtown Enterprise Centre, G66 7LL	Suite 8?
Lesley Campbell Massage	Massage Therapy	2	Email: lesleycmassage@gmail.com LEC Suite 7, Lennoxtown Enterprise Centre, Lennoxtown, G66 7LL 07835 098432	
Live-N-Learn Ltd	Education / Training	10	Email: info@live-n-learn.co.uk LEC Suite 9, Lennoxtown Enterprise Centre, Lennoxtown, G66 7LL 0333 200 0443 https://live-n-learn.co.uk/contact-us	

Occupiers Who May Have Moved On:

Name	Contact Details	Notes
Barnardos	Suite 1&2	No longer there?
Fresh Start	Suite 3	Moved to Clydebank?
Jill Brown Media Ltd	Suite 4, http://www.jillbrownmedia.co.uk/	No longer there?
True Potential Wealth Management	Suite 5	Moved to Dalmuir?
Infracore HTC Ltd	Suite 10	No Longer there?

Site Information

Site Size: 0.44 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Lennoxtown Enterprise Centre is a small industrial estate housing a number of office suites as well as workshop units. The site is situated within the centre of the town. There is a bus stop within 150m (164yds) of the venue. The nearest mainline station is Milngavie. The main access to the site is off Station Road. Parking is available for tenants and visitors. Occupiers in the office suites include financial advisers and architects. Within the workshop units are window suppliers and a catering supplies company.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	NO	NO
Built Environment	YES: <ul style="list-style-type: none"> There are currently a number of office suites and workshop units available to let. 	YES: <ul style="list-style-type: none"> There are no opportunities for further expansion of the site.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO

Other	NO	NO
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Recommendations

Work with the land owner to understand their approach to marketing any empty units.

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 29 – Veitch Place (LDP 13.32)

Site Details

Site Name: Veitch Place

Address: Veitch Place, Lennoxtown, G66 7JL

LDP Reference: LDP 13.32

Grid Ref: 262637 Easting, 677860 Northing

Ownership and Occupiers

Ownership:

- Highland Spring (Site on the east of Station Road)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Highland Spring	Water Company	5	Veitch Place, Lennoxtown, G66 7JL 01360 312121	
Campsie Coachworks	Vehicle Repair	5	1 Station Road, Lennoxtown, G66 7JH 01360 311771	
Lennoxlea Garage	Vehicle Repair	5	Email: info@lennoxleagarage.co.uk Veitch Place, Lennoxtown, G66 7JQ 01360 312532	

Site Information

Site Size: 1.44 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Veitch Place is a small industrial estate containing two occupiers. Highland Spring sits to the south of Veitch Place and Lennoxtown Garage sits to the north. The site is situated within the centre of the town. The main access to the site is from Station Road which lies to the west of the site. Veitch Road runs off this and separates the site into two. There is a bus stop within 150m (164yds) of the site. The nearest mainline station is Milngavie.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	NO	NO
Built Environment	NO	YES: <ul style="list-style-type: none"> Internal service roads are not in great condition with a number of potholes evident. The Highland Spring site is partially surrounded by six feet high security fencing.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	YES: <ul style="list-style-type: none"> There is an extremely small portion of vacant land to the north-west of the site which sits adjacent to greenfield land. 	NO
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 30 – Pit Road (LDP 13.27)

Site Details

Site Name: Pit Road, Waterside

Address: Pit Road, Kirkintilloch, G66 3ND

LDP Reference: LDP 13.27

Grid Ref: 268234 Easting, 672999 Northing

Ownership and Occupiers

Ownership:

- A & E Holdings Ltd

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Acceler8 Auto Service	Vehicle Repair	5	Unit C, Pit Road, Kirkintilloch, G66 3ND 07771 794511	
CIP Fastening Systems	Construction Material Supplier	6	1 Pit Road, Kirkintilloch, G66 3ND 0141 777 8484	
G20 Joinery Ltd	Window Supplier	4	Email: admin@g20joinery.co.uk Pit Road, Kirkintilloch, G66 3ND 0800 677 1062	
Ardwell Bay Ltd	Real Estate Office	2	Pit Road, Kirkintilloch, G66 3ND	
LA Travel	Coach Hire	1	Email: latravel@btconnect.com Pit Road, Kirkintilloch, G66 3ND 0141 776 1906	
Jeff's Garage	Parking Garage	5	1A Pit Road, Kirkintilloch, G66 3ND	May not still exist?
Waterside Dog Training Club	Pet Training	2	Email: watersidedtc@hotmail.co.uk Pit Road, Kirkintilloch, G66 3ND 07746 814 241	

Site Information

Site Size: 1.79 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13)

Marketing of any vacant land/buildings:

Description: Pit Road is small scale local industrial estate, located to the south-west of Waterside. The industrial site contains a mixture of small scale industrial units and storage spaces. The site is located in close proximity to Luggie Water River which sits to the south of the site, and is bounded to the west by Pit Road. Pit Road links the site to the small residential settlement of Waterside to the north-west. There are no other industrial or business uses within the area with farmland surrounding the site and railway tracks to the south.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	NO	YES: <ul style="list-style-type: none">The northern part of the site has a single access directly from Pitt Road which is a narrow, poor quality road leading to and through the residential centre of Waterside.

		<ul style="list-style-type: none"> There are no bus stops or public transport links in close proximity of the site.
Built Environment	NO	<p>YES:</p> <ul style="list-style-type: none"> The site has relatively poor internal circulation as the entrance is narrow and limited turning areas are available. Parking areas are at capacity and not clearly marked out so cars and storage areas are laid out in a haphazard manner. Internal road is of poor quality with potholes. Most of the buildings are in a state of disrepair and several units are vacant.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	<p>YES:</p> <ul style="list-style-type: none"> There are no areas of vacant land which could facilitate any expansion and therefore it is not recommended that any further sites are allocated at this location.
Other	NO	NO

Recommendations

Work with the land owner/occupier to understand their aspirations for the site and the requirement or opportunity for improvements.

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 31 – Twechar Business Park (LDP 13.30)

Site Details

Site Name: Twechar Business Park

Address: Barrhill Lane, Twechar, G65 9QD

LDP Reference: LDP 13.30

Grid Ref: 269995 Easting, 675676 Northing

Ownership and Occupiers

Ownership:

- East Dunbartonshire Council

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Charcuterie Continental Ltd	Meat Wholesaler	6	Email: info@charcuteriecontinental.co.uk The Green, Kilsyth, Twechar, G65 9QA 01236 824440	
Strathclyde Vulcanising Services Ltd	Rubber Products Manufacturing	5	Email: sales@svservices.co.uk Unit 1, 2-4 Barrhill Lane, Twechar, G65 9QD 01236 825853	
Paterson Safety Air Systems	Air Compressor Manufacturing	5	Email: sales@patersonsafety.co.uk 6-8 Barrhill Lane, Twechar, G65 9QD 01236 820700	
Top Cat Window Blinds	Head Office – Blinds Shop	4	Email: sales@topcatblinds.co.uk 20,22 & 24 Twechar Green, Barrhill Lane, Twechar, G65 9QD 0141 775 4283	
EDC Outdoor Education		4	28 Twechar Green 0141 952 333, 0141 578 8937	
Outlander Motor Homes			Unit 30, Twechar Green, Barrhill Lane, Twechar, G65 9QD 01236 801446	

Site Information

Site Size: 1.27 ha

Developable Area: 0 ha

Planning Status: Allocated in LDP as a business and employment site (Policy 13).

Marketing of any vacant land/buildings:

Description: Twechar Business Park is a small business park which is located in the eastern part of Twechar, which is a small former mining village. The business park consists of five main buildings and lies to the west of Main Street. It is surrounded to the north, south and west by woodland. The main access into the site is from Main Street which runs into Barrhill Lane.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	NO	NO
Built Environment	YES: <ul style="list-style-type: none">The business park consists of fairly modern low rise buildings which appear to be in good condition.There is good internal circulation and there are dedicated car parking spaces associated with the units.	YES: <ul style="list-style-type: none">There is no space for further development – all buildings appear to be fully let.
Water Environment	NO	NO

Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Recommendations

Continue to protect in Local Development Plan for business use.

Site Photographs



SITE 32 – Badenheath (LDP 13.19)

Site Details

Site Name: Badenheath

Address: Mollins Road, G68 9AZ

LDP Reference: LDP 13.19

Grid Ref: 271260 Easting, 672375 Northing

Ownership and Occupiers

Ownership:

- Private

Road Ownership:

- Private

Current Occupiers:

- The site is currently used for farming.

Site Information

Site Size: 49.95 ha

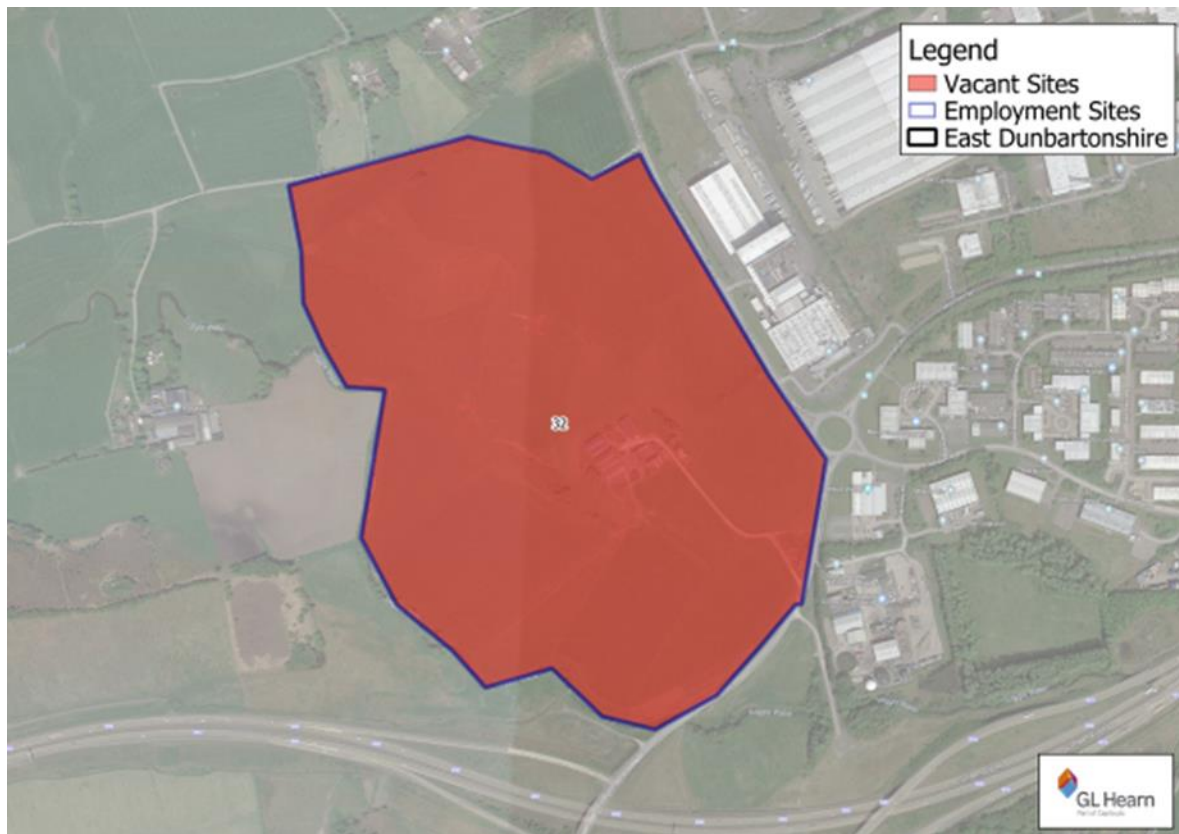
Developable Area: 49.95 ha vacant greenfield

Planning Status: Allocated in LDP as a business and employment site (Policy 13), was initially a windfall site for a proposed distribution centre, but this was not developed.

Marketing of any vacant land/buildings:

Description: Badenheath is a large, undeveloped greenfield site. At almost 50 ha it is the largest site within East Dunbartonshire. It is situated 4 miles south-west of Cumbernauld town centre and is a short distance from Junction 4 of the M80 and Junction 3 of the M73. Regular bus services pass by which provide access to and from the train station in the centre of Cumbernauld and also to central Glasgow. Occupiers within Westfield North include AG Barr, M&S, DHL, Arnold Clark, Mizuno and Davies Turner. The Luggie Water forms a boundary to the south and west of the site. Mollins Road lies to the east of the site and forms the boundary between East Dunbartonshire and North Lanarkshire Council areas. There is a minor access road running off Mollins Road to the south of the site. To the north of the site lies Gartshore Road which has a minor access road into part of the site.

Site Location



Opportunities and Constraints

Site Assessment		
Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The site is well-located for access to the motorway. There is an obvious potential access point onto Mollins Road roundabout if the site is ever developed. 	YES: <ul style="list-style-type: none"> The site cannot easily be accessed via public transport.
Built Environment	NO	YES: <ul style="list-style-type: none"> The site is greenfield, and would require service infrastructure for development.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	YES: <ul style="list-style-type: none"> Due to its size and location, the site provides a warehousing and logistics development opportunity. 	YES: <ul style="list-style-type: none"> Directly across from the site is Westfield North which lies in the North Lanarkshire council area

		and provides direct competition to the sites intended uses.
Other	NO	YES: <ul style="list-style-type: none"> • Neighbouring sites are better positioned and long established and have yet to find an occupier.

Recommendations

Consider the deallocation of the site from the Local Development Plan subject to discussion with the land owner regarding their work to bring forward the site for business uses.

Site Photographs

