

BACKGROUND

**Edinburgh Caledonia Studios Ltd** welcome you to this online consultation event and display of the ambitious Film Studio Campus development proposals at Gartcosh Industrial Park (Site at Auldyards Rd), Gartcosh, Glasgow, G69 8AE. The proposals will be described in forthcoming planning submissions as the following:

*‘Proposed Film Studio campus with associated supporting uses, parking, landscaping, infrastructure and associated miscellaneous development’*

The Film Studio Campus will comprise: Film and TV Sound Stages; Workshops (inc Training School); Media Hub; Post- Production Offices; Nursery; Backlot; Associated access, parking, and infrastructure.

This event follows the submission of a Proposal of Application Notice to North Lanarkshire Council on 20th January 2021. It’s purpose is to make the local community aware of the proposed development before any planning application is submitted to North Lanarkshire Council, and to afford members of the public the opportunity to discuss the proposals with the proposed applicant and the design team.


We would welcome any comments you may have, and Comments Forms are provided for your use on the Public Consultation Website. Comments made will be taken into account before any applications are submitted to North Lanarkshire Council at a later date.

Please note that any comments made during the process are not representations to the Council. There will be an opportunity to make representations to the Council once any application has been submitted.

VISION

£23b


Is how much the UK Film and High-End Television (HTV) industry is currently worth. It employs approx. 358,680 people.



It is a strong growth sector for the UK economy in terms of gross value added (GVA) and employment (BFI, 2021).

£719m

Is how much the Scottish sector has contributed to the industry (3% of UK total) with further strong growth predicted (BFI, 2021).




Proposed Training School with capacity for 40 students providing apprenticeships and retraining opportunities.

450 CONSTRUCTION JOBS CREATED

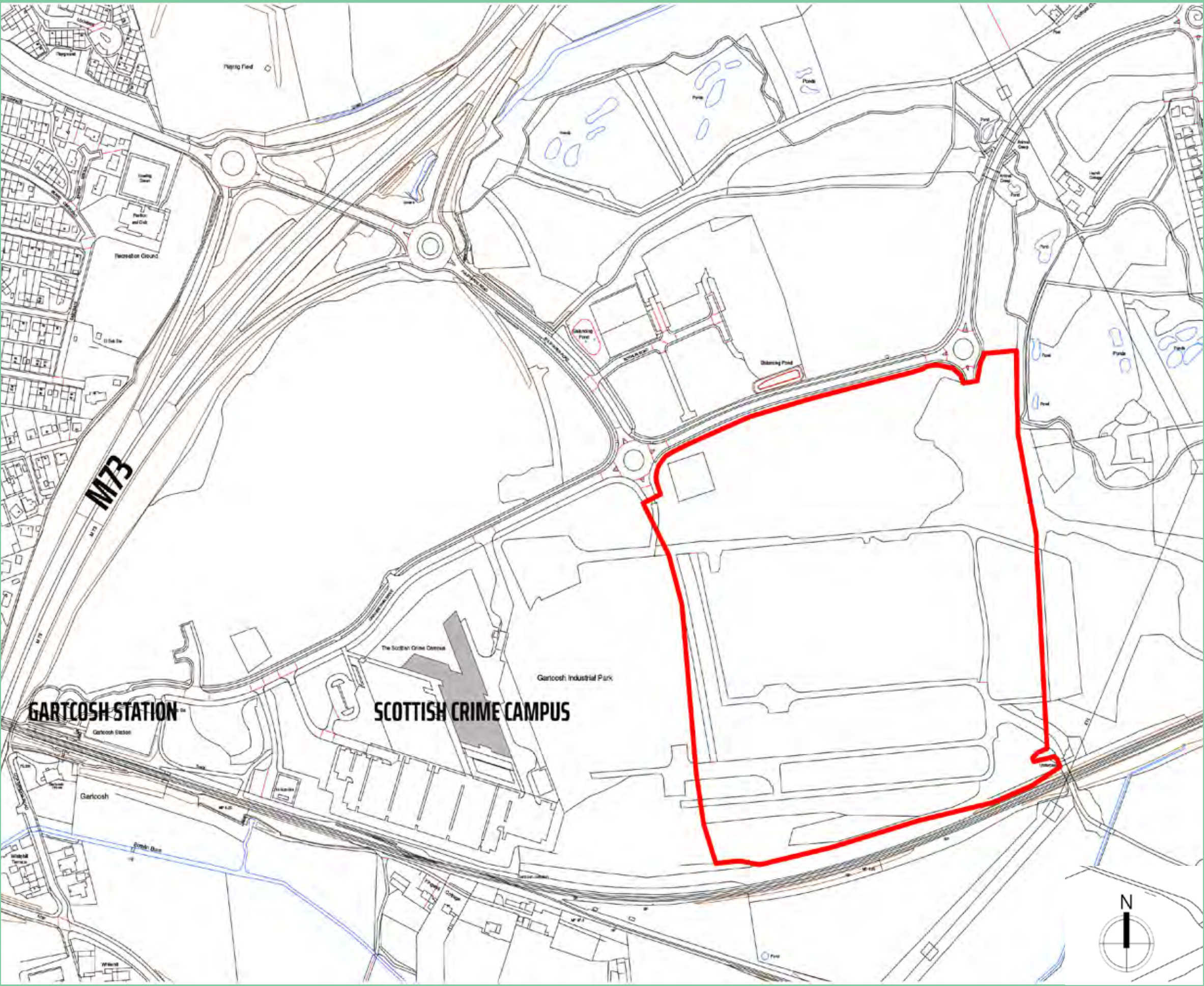
650 PRODUCTION JOBS CREATED

The project will create over 450 Construction jobs, provide over 50 full-time jobs and support over 650 production jobs.



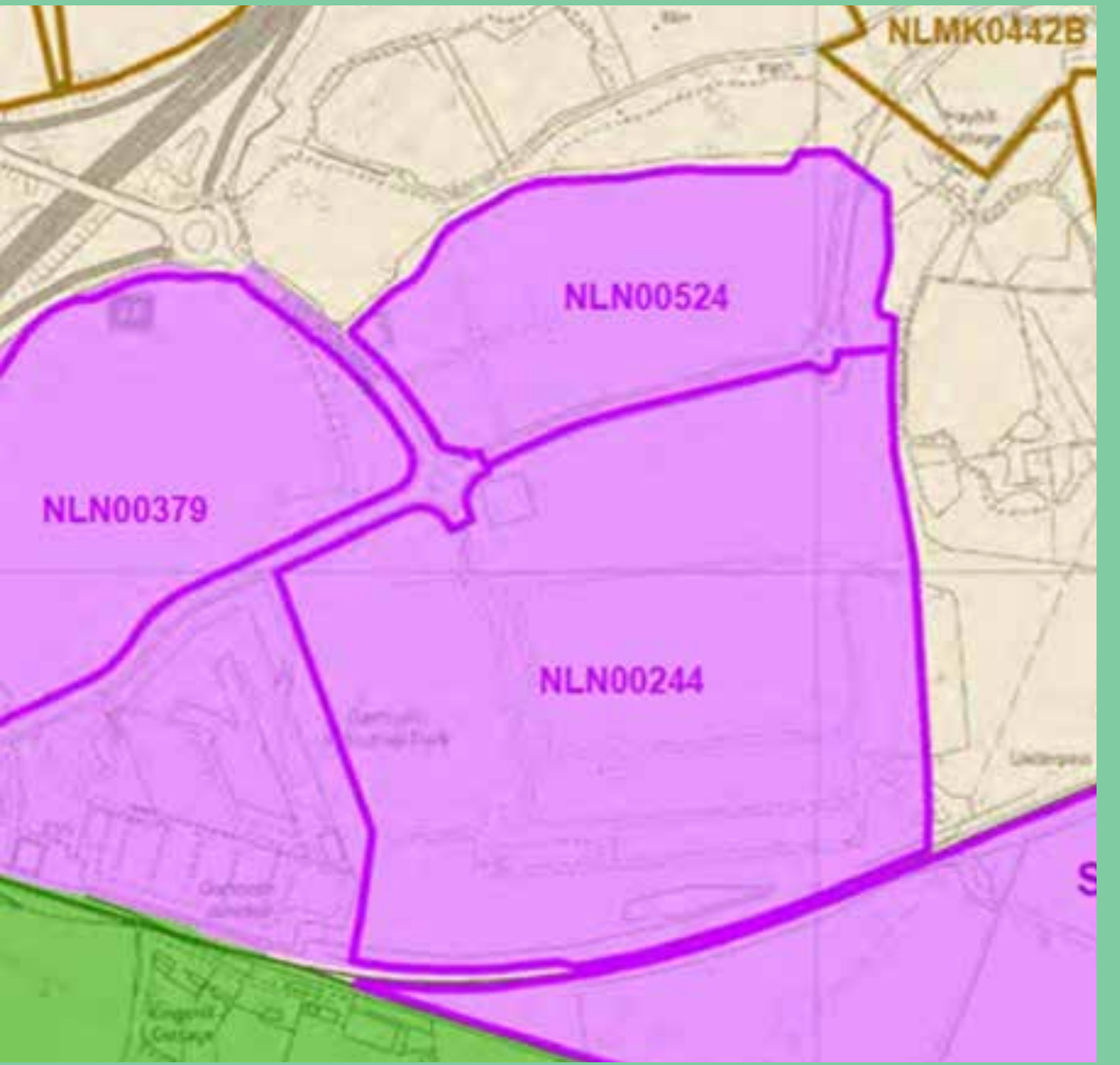
The Studio will provide facilities to national and international productions and will be the first new-build studio of this scale in Scotland.

THE SITE

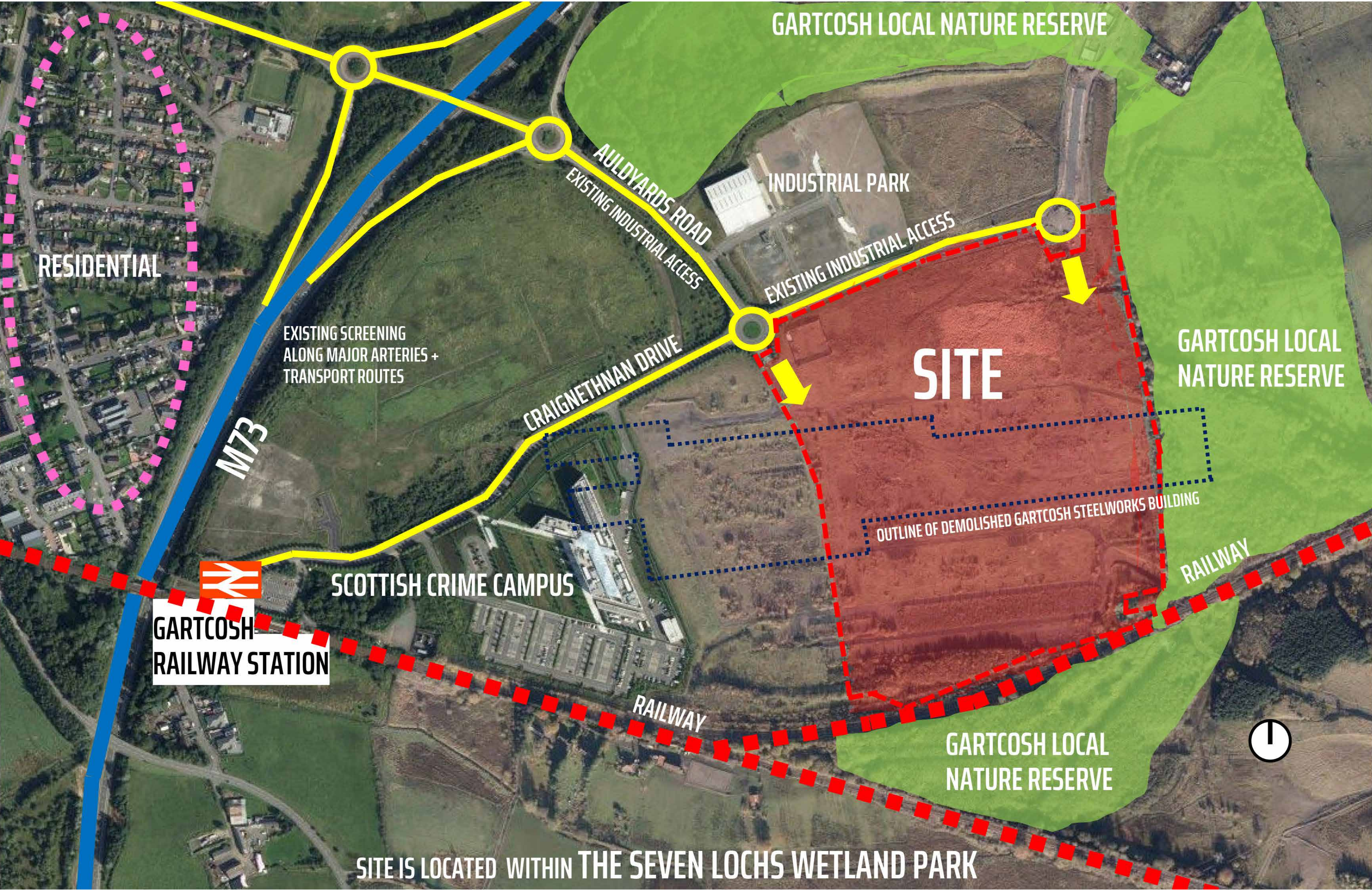


POLICY

This site is allocated in the North Lanarkshire Local Development Plan for Class 4 (Business), 5 (Industrial) and 6 (Storage/ Distribution) under Policy ‘PROM LOC2 Business Development Sites’, as shown on the Policy Map (below). The Film Studio Campus (Class 4 and 5 with some ancillary uses) is therefore compatible with this allocation.









## KEY

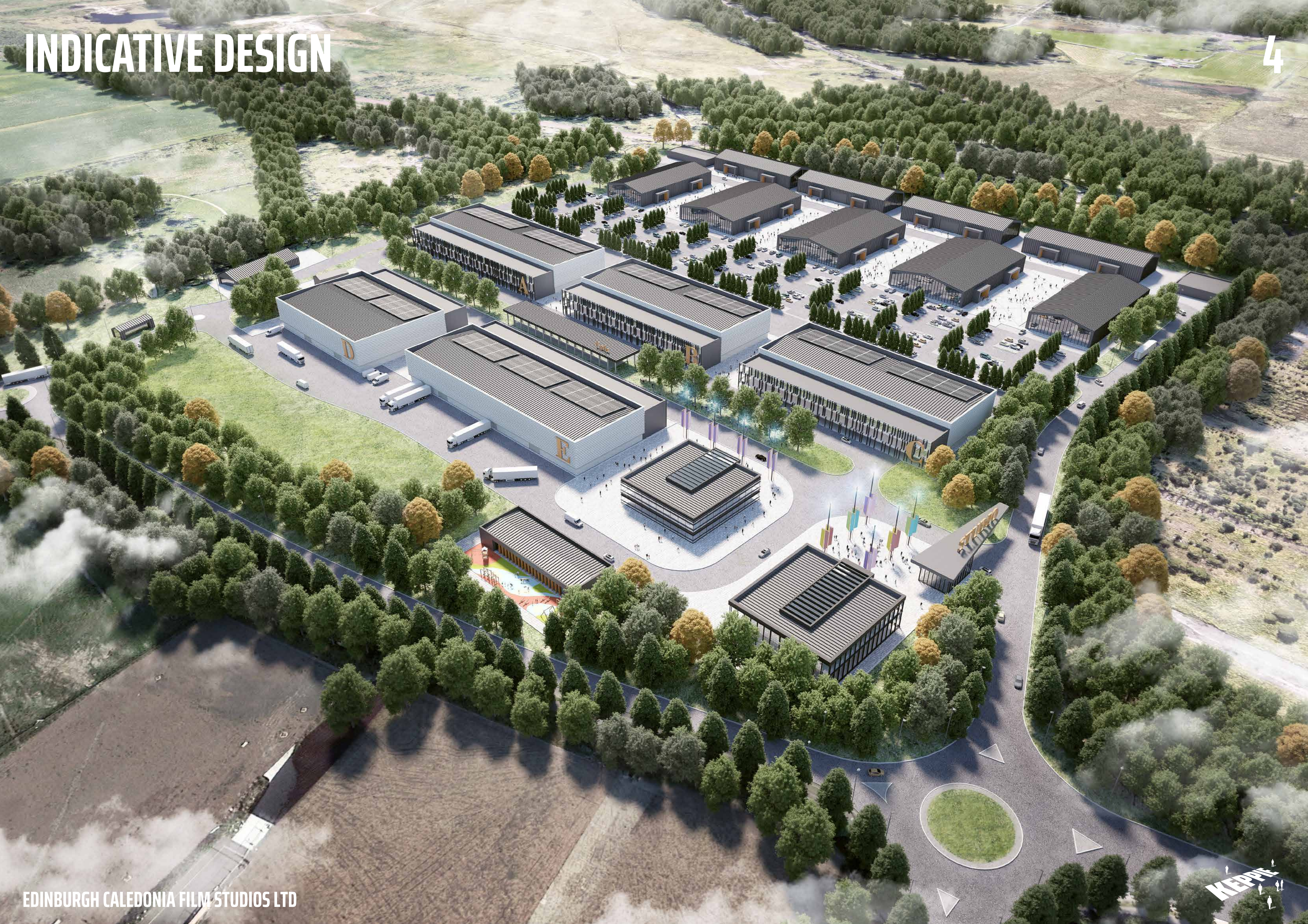
- 1. MEDIA HUB
- 2. SECURITY
- 3. NURSERY
- 4. POST-PRODUCTION OFFICES
- 5. BACKLOT
- 6. SECURITY - LORRIES
- 7. FIRE HYDRANT PUMP HOUSE
- 8. STAGES + FACILITIES
- 9. CAR PARKING
- 10. WORKSHOPS (INC. TRAINING SCHOOL)
- 11. ELECTRICAL SUB-STATION
- 12. CAFE / RESTAURANT
- 13. GREEN LANDSCAPED ZONE
- 14. WASTE RECYCLING CENTRE
- 15. FM OFFICE + WORKSHOP / STORE





INDICATIVE DESIGN

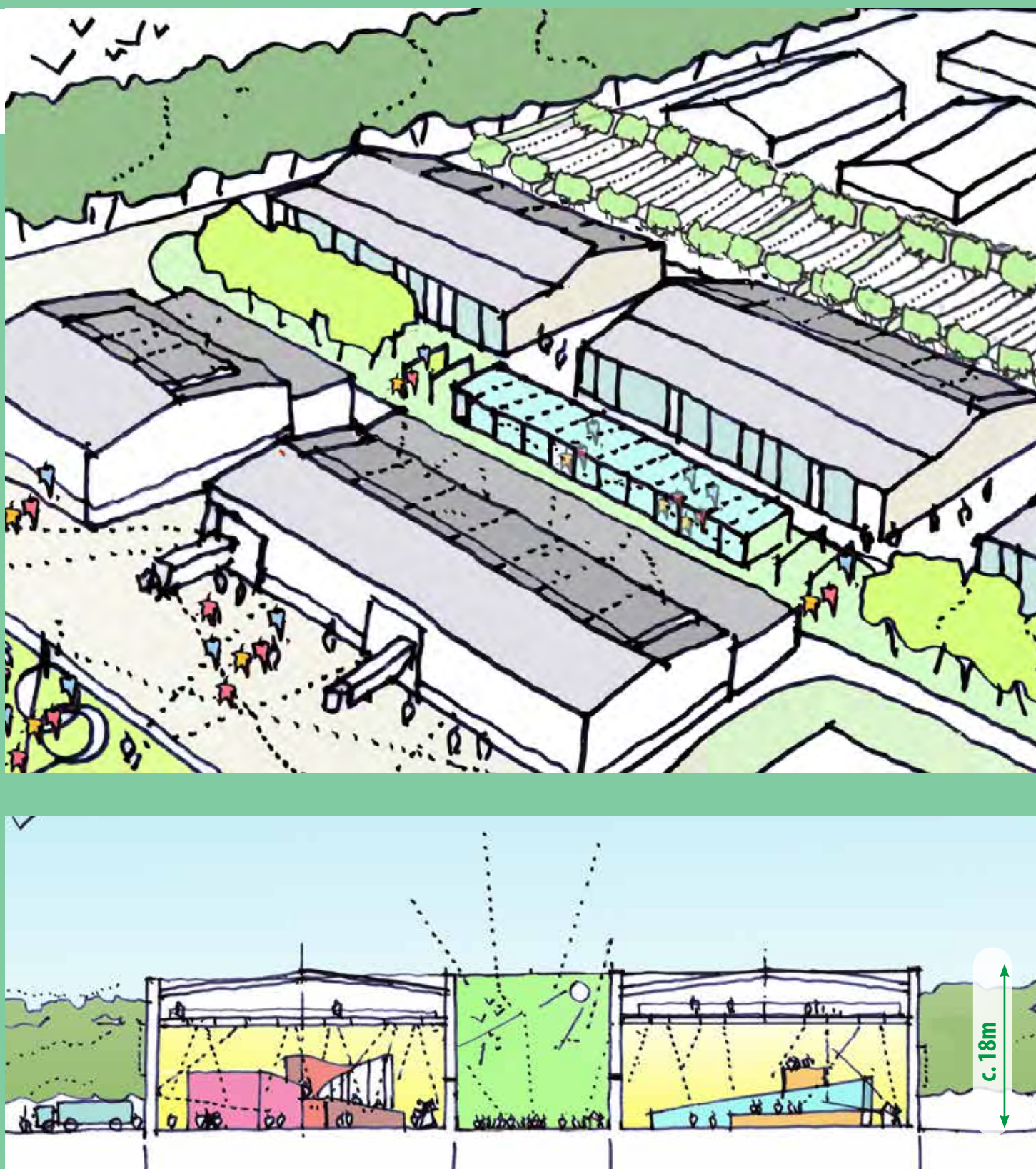
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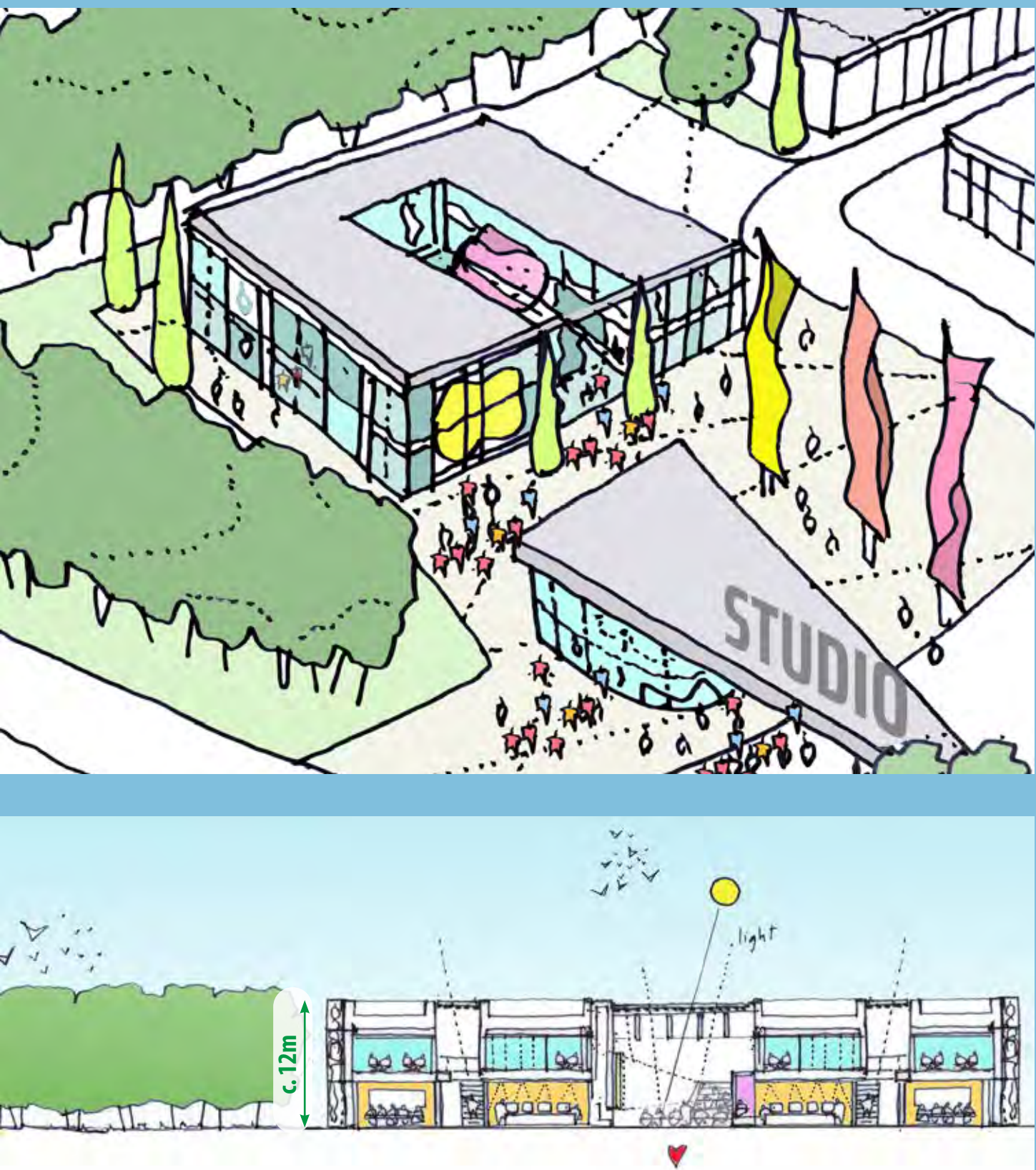
STAGES

The footprint of a sound stage could range from 1000m<sup>2</sup> (equivalent of a 7-a-side football pitch) up to 3000m<sup>2</sup>. The heights of the sound stages could range from around 17 metres to 20 metres. This is the approximate height of the sound stages at Pinewood Studio in Atlanta illustrated below.



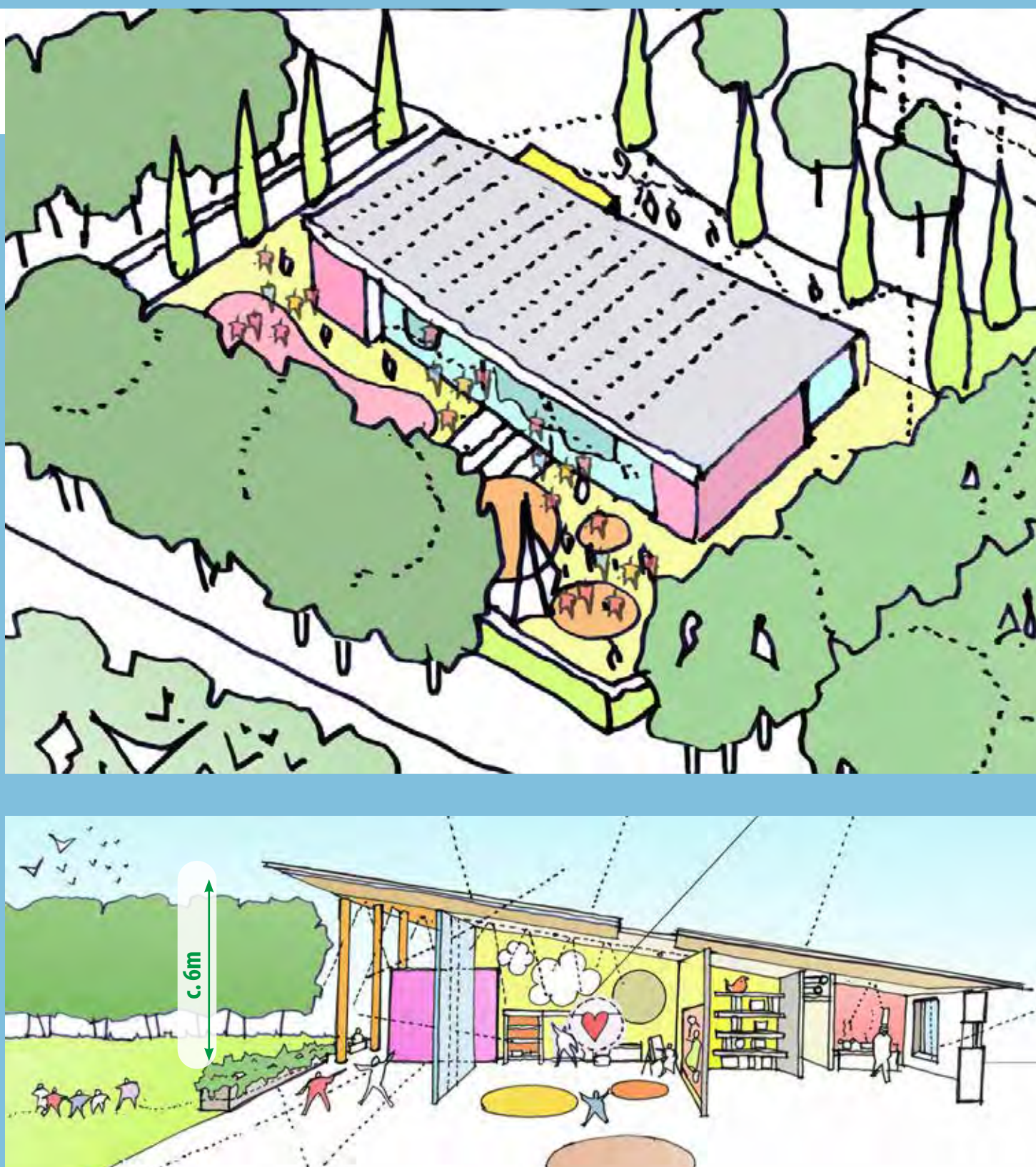
MEDIA HUB

The reception building will form the 'hub' of the development. It will most likely contain offices, welfare facilities and general amenities. It will also include a café and restaurant for users of the development. The building will be around 2 storeys high which is similar in height to the example.



NURSERY

The proposed Nursery will provide Early Years education facilities with outdoor play areas for around 100 children. It could be around 6 metres high, similar in height to the example below. It would have its own independent access and parking.



PRE/POST PRODUCTION OFFICES

This office building will provide state-of-the-art pre and post-production technological facilities for the Film Studio. It will be 3 storeys high (around 12 metres), a similar height to the building in the image below.





SUPPORTING ASSESSMENTS

Any future Planning Application will be supported by suite of technical assessments and reports which will assess the proposal’s impact upon the natural and built environment. It is anticipated that the following assessments will be provided to support a forthcoming planning application:

- **Transport Assessment;**
- **Site/Ground Investigations;**
- **Flood Risk Assessment;**
- **Drainage Strategy;**
- **Noise Assessment;**
- **Energy Statement;**
- **Ecology Survey;**
- **Assessment of Viewpoints.**

Should any adverse impacts be identified because of the development, appropriate mitigation measures will be agreed with North Lanarkshire Council and implemented as part of the project. It is anticipated that a Construction Management Plan (CMP) and Good Neighbour Agreement will also be produced in advance of works commencing on the site. This will build upon the mitigation measures outlined within the supporting assessments, and seek to minimise construction impacts on the local community where possible.

ECOLOGY

An Ecology Survey will be undertaken which will consider:

- Any potential for impact upon the nearby Gartcosh Local Nature Reserve
- The suitability of the site for supporting protected species
- The impact of the development on local wildlife / or protected species
- Any mitigation measures required



FLOODING

A Flood Risk Assessment and Drainage Strategy will be undertaken. These will consider:

- The risk of flooding from any nearby watercourses and surface water on the site
- The impact of the development on potential flood risk elsewhere;
- The capacity of existing infrastructure to accommodate site drainage.



GROUND CONDITIONS

The project team are aware of the site’s industrial history and ‘made ground’. As part of the project, a Site Investigation will be undertaken where tests of ground conditions and stability will be established.

Where necessary, mitigation measures will form part of the construction process, within an enabling works package.



NOISE

A Noise Impact Assessment will be undertaken which will:

- Identify typical noise activities and establish noise levels as a result of the development
- Measure background noise climate at noise sensitive receptors
- Identify any noise impacts and any mitigation required
- Inform studio operational hours



TRAFFIC / ACCESS

A Transport Assessment will assess:

- The surrounding road network including capacity of existing key junctions such as M73 Junction 2A, including the committed Community Growth Area traffic;
- The suitability of vehicular and pedestrian / cycle and public transport access to the site (inc from Gartcosh Railway station);
- Any mitigation measures required.



LANDSCAPE

Although the site is contained within an existing business and industry site with similar surrounding development, care will be taken to limit any unnecessary visual impacts upon sensitive areas. Key viewpoints into the site from local receptors (key roads, residential areas) will be considered and, if required, appropriate mitigation measures included.



ENERGY

The Energy Strategy will deliver a Net-Zero Carbon site, including:

- All electric energy supply
- Zero reliance on Fossil Fuel technology
- Optimised orientation to reduce solar gain
- Solar Panels, to maximise self-generation
- Battery storage, to trim the peak demand on the grid supply
- Commitment to achieving BREEAM ‘Excellent’ rating





## SUMMARY

This concludes our presentation on the Film Studio Campus development at Gartcosh Industrial Park (Site at Auldyards Rd), Gartcosh, Glasgow, G69 8AE. The proposals will deliver:

- The first new-build international-class Film-Studio Campus in Scotland
- Significant job creation and investment in North Lanarkshire
- The regeneration of a long-vacant site
- A project that will achieve international recognition



## INDICATIVE PROGRAMME

- Pre-Application Stage – Early 2022
- Site Survey Work - Early 2022
- Planning Application – Mid 2022
- Determination of Application – Late 2022
- Site Enabling Works – Late 2022
- Construction Start – Early 2023
- Operation – Mid 2024

## NEXT STEPS

We would be grateful for any comments you may have on the proposals. The public consultation website will be available throughout the consultation period; running from 16th February 2022 for 21 days. We would ask that any comments are submitted by Wed 9th March 2022 to the contact details provided on the website.

Comments Forms are available on the Consultation Website, and these can be completed online or printed and posted or emailed to the project team. A 'live' and interactive/two-way consultation event will also be hosted on the consultation website and hosted as a 'chat box' function. It is currently proposed that this will be held on Wednesday 2nd March 2022 between 3pm – 7pm (4 hours).

Any comments made during the consultation period to the project team will be taken into account as the design process evolves and will be included in a Pre-Application Consultation Report to be submitted to the Council along with any future planning application.

Please note that these comments do not count as a representation to any future planning application. There will be an opportunity to make representations to the Council once an application has been submitted. The Council are responsible for the notification process for planning applications.

