

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 1 APRIL 2011

**10/0987/PP : ERECTION OF REPLACEMENT PRIMARY SCHOOL AND NURSERY, INCORPORATING ACCESS, PARKING, LANDSCAPING, SUDS, EXTERNAL LIGHTING AND ASSOCIATED WORKS
AT GARGIESTON PRIMARY SCHOOL, 190 DUNDONALD ROAD,
KILMARNOCK
BY EAST AYRSHIRE COUNCIL**

Report by Head of Planning and Economic Development

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=10/0987/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Detailed planning permission is sought for the erection of a new primary school and nursery school which will accommodate the current Gargieston Primary School. The pupils of this school and the existing nursery school, are currently attending other schools in Kilmarnock following the required demolition of the existing building.

1.2 The proposed school development will comprise an irregular shaped single storey building which will provide purpose built accommodation to the pupils of the existing school and nursery schools. Internally the school will have a central corridor set out within a "crossroads" layout, which will provide access to classrooms, school library, music rooms, dining hall/kitchen and PE/assembly room. A parents room, toilets and personal care/medical rooms are also provided in addition to administration offices, staffroom and storage. The layout of the school will also provide for 3 courtyard areas which pupils could use during breaks or for study/gardening and in this respect it is proposed to site picnic tables within these areas.

1.3 Proposed external finishes on the main building comprise black profile concrete roof tiles with matching plain tiles on dormer/upstand cheeks. Gutters and rainwater goods will be aluminium powder coated in a blue/grey colour and windows will be aluminium powder coated in a colour still to be determined. The external walls will be finished in red facing brick and feature facing brick on the basecourse and around door openings will be a slate blue/grey.

1.4 Vehicular and pedestrian access is proposed from Dundonald Road as per the previous arrangement on site although the entrance has been relocated and is now further towards the eastern boundary of the site. It is proposed to provide a single combined entry and exit from Dundonald Road with an internal access leading to a turning circle at the main school entrance. Along this access will be drop off parking facilities and car parking will also be provided at the north eastern and eastern boundaries for 60 cars (40 spaces for staff, 16 spaces for visitors and 4 accessible spaces) with appropriate turning space provided within the car park. Separate footpaths for pedestrian and cycle access are to be provided from Dundonald Road and also from Glen Orrin Avenue, Woodside Avenue and Moorfield Avenue. The access at Woodside Avenue will also have the fenceline extended and the footpath and gates widened to allow for emergency fire engine access if required. A turning circle sufficient for a fire engine will also be accommodated within the school playground. A bus drop off lay-by is proposed outside the main entrance into the building.

1.5 An eco-garden /outdoor classroom is proposed in the grassed area adjacent to the internal access to the front of the main building and a sprinkler tank is also proposed. Cycle stands are shown on the proposed plans close to the main pedestrian entrance into the school building. The building also accommodates 2 additional pupil entrances into the main building and there is a separate pupil entrance into the nursery.

1.6 The site has no mature trees within the boundary. An indicative landscaping scheme has been submitted which highlights the outdoor classroom/eco-garden and the proposed tree planting at the site entrance. The site is also to be secured by a 2.4 metre high fence with the exception of a 1.8 metre feature metal fence along the front of the site with Dundonald Road, the design of which is indicatively shown as comprising a combination of a metal palisade/weldmesh fencing with brick support columns.

1.7 A supporting Design and Access Statement has been submitted which advises that the proposed schools have been designed to fit the site of the existing school and includes improved pedestrian access which is to be combined with a cycle track in a shared surface format, allowing for safer sustainable access to the school grounds. The school layout proposes a series of single storey teaching pavilions and secure courtyard spaces. The design of the school building has been informed from previous school projects undertaken by the applicants with the final design adopted and developed to suit this site. External materials are roof tiles and facing brick noting that the surrounding areas are residential and the design also incorporates sustainable features including, a rainwater harvesting system, a SUDs system, design features to reduce energy wastage, high level teaching windows to allow for natural ventilation with low level windows for air, recycling refuse provision and photovoltaic cells on south facing roofs to reduce demands on main electrical supply.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.

3. CONCLUSIONS

3.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan 2010. Therefore given the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As indicated at Section 6 of the report there are relevant material considerations and they are supportive of the development. The consultees have not raised any adverse comments and the development can be accommodated within the application site without impacting adversely on the amenity of the surrounding area and nearby residential properties, in particular. The proposed new school building has been designed and sited to provide a quality development which is sympathetic in its design and finish to this established residential area of Kilmarnock. The overall scale of the building has been reduced by its single storey design and the use of appropriate and sympathetic external materials will create interest in the surrounding streetscape.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, and should that referral be on the basis of the principle of the development, then the application would require to be referred to Council as this would constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 1 APRIL 2011

**10/0987/PP : ERECTION OF REPLACEMENT PRIMARY SCHOOL AND
NURSERY, INCORPORATING ACCESS, PARKING, LANDSCAPING, SUDS,
EXTERNAL LIGHTING AND ASSOCIATED WORKS
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KILMARNOCK**

BY EAST AYRSHIRE COUNCIL

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for planning permission which is to be considered by the Local Planning Committee under the scheme of delegation as East Ayrshire Council is the applicant.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site extends to approximately 2.4 hectares in area and comprises the site of the existing and now demolished, Gargieston Primary School. The school was demolished in late February 2011 due to instability of the building due to ground conditions. The application site is surrounded principally by residential housing. To the north of the site lies Dundonald Road beyond which are residential bungalows, to the east and west, lie the residential streets of Moorfield Avenue and Glen Farrar Way comprising a mix of bungalows and two storey detached dwellinghouses and to the south lies Woodside Avenue with its mix of detached and semi-detached houses.

2.2 **Proposed Development:** Detailed planning permission is sought for the erection of a new primary school and nursery school which will accommodate the current Gargieston Primary School. The pupils of this school and the existing nursery school, are currently attending other schools in Kilmarnock following the required demolition of the existing building.

2.3 The proposed school development will comprise an irregular shaped single storey building which will provide purpose built accommodation to the pupils of the existing school and nursery schools. Internally the school will have a central corridor set out within a "crossroads" layout, which will provide access to classrooms, school library, music rooms, dining hall/kitchen and PE/assembly

room. A parents room, toilets and personal care/medical rooms are also provided in addition to administration offices, staffroom and storage. The layout of the school will also provide for 3 courtyard areas which pupils could use during breaks or for study/gardening and in this respect it is proposed to site picnic tables within these areas.

2.4 Proposed external finishes on the main building comprise black profile concrete roof tiles with matching plain tiles on dormer/upstand cheeks. Gutters and rainwater goods will be aluminium powder coated in a blue/grey colour and windows will be aluminium powder coated in a colour still to be determined. The external walls will be finished in red facing brick and feature facing brick on the basecourse and around door openings will be a slate blue/grey.

2.5 Vehicular and pedestrian access is proposed from Dundonald Road as per the previous arrangement on site although the entrance has been relocated and is now further towards the eastern boundary of the site. It is proposed to provide a single combined entry and exit from Dundonald Road with an internal access leading to a turning circle at the main school entrance. Along this access will be drop off parking facilities and car parking will also be provided at the north eastern and eastern boundaries for 60 cars (40 spaces for staff, 16 spaces for visitors and 4 accessible spaces) with appropriate turning space provided within the car park. Separate footpaths for pedestrian and cycle access are to be provided from Dundonald Road and also from Glen Orrin Avenue, Woodside Avenue and Moorfield Avenue. The access at Woodside Avenue will also have the fenceline extended and the footpath and gates widened to allow for emergency fire engine access if required. A turning circle sufficient for a fire engine will also be accommodated within the school playground. A bus drop off lay-by is proposed outside the main entrance into the building.

2.6 An eco-garden /outdoor classroom is proposed in the grassed area adjacent to the internal access to the front of the main building and a sprinkler tank is also proposed. Cycle stands are shown on the proposed plans close to the main pedestrian entrance into the school building. The building also accommodates 2 additional pupil entrances into the main building and there is a separate pupil entrance into the nursery.

2.7 The site has no mature trees within the boundary. An indicative landscaping scheme has been submitted which highlights the outdoor classroom/eco-garden and the proposed tree planting at the site entrance. The site is also to be secured by a 2.4 metre high fence with the exception of a 1.8 metre feature metal fence along the front of the site with Dundonald Road, the design of which is indicatively shown as comprising a combination of a metal palisade/weldmesh fencing with brick support columns.

2.8 A supporting Design and Access Statement has been submitted which advises that the proposed schools have been designed to fit the site of the

existing school and includes improved pedestrian access which is to be combined with a cycle track in a shared surface format, allowing for safer sustainable access to the school grounds. The school layout proposes a series of single storey teaching pavilions and secure courtyard spaces. The design of the school building has been informed from previous school projects undertaken by the applicants with the final design adopted and developed to suit this site. External materials are roof tiles and facing brick noting that the surrounding areas are residential and the design also incorporates sustainable features including, a rainwater harvesting system, a SUDs system, design features to reduce energy wastage, high level teaching windows to allow for natural ventilation with low level windows for air, recycling refuse provision and photovoltaic cells on south facing roofs to reduce demands on main electrical supply.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Service have no objections subject to the formation of visibility splays, a 6 metre kerb radius in the internal access road off the main carriageway, internal signage within the site for a 10mph speed limit, the school markings being refreshed on surrounding streets, the provision of a Construction Traffic Management Plan for the duration of site works and clarification on the type of buses being used.

These matters can be secured with the use of appropriately worded conditions attached to any consent. The applicant's agent has also confirmed the use of minibuses with the exception of the occasional school trip when larger buses will be used and this is to the satisfaction of the Roads and Transportation Service and Roads will also address the refreshing of the school marking direct with the applicant.

3.2 Scottish Gas Networks and SP Power Systems forward a copy of their record plans showing their apparatus in the surrounding area and request early contact with the developer to ensure that their apparatus is protected.

This matter can be addressed by advisory notes on any consent that Members choose to grant.

3.3 East Ayrshire Council's Environmental Health Service and Contaminated Land Officer have not responded to their consultation letters at the time of writing this report.

3.4 East Ayrshire Council's Legal and Regulatory Services have no objections to this proposal.

3.5 Scottish Water have no objections to this application and recommend early contact with Scottish Water

Noted. An advisory note can recommend early contact with Scottish Water should Members choose to grant consent.

3.6 East Ayrshire Council's Estates Management and Grange Howard Community Council have not responded to their consultation letters at the time of writing this report.

3.7 East Ayrshire Council's Outdoor Amenities Section have no objections and recommend further consideration in respect of maintenance of the grassed and landscaped areas. It has also been suggested that the eco-garden could be better located within one of the courtyard areas as this would be more secure and sheltered.

Should Members choose to grant consent, the comments of Outdoor Amenities will be taken into account in respect of maintenance when detailed landscaping proposals are submitted for approval. In respect of the location of the eco-garden, this has been discussed with the applicant's agent and it is noted that the courtyard areas are intended for use by pupils principally during breaks and for lunch, in addition to study/gardening. These areas will be used extensively therefore and the applicant has expressed a wish to retain the eco garden in its proposed location to the front of the school. The applicants also intend that this area be planted up by pupils and in time, it could also form a welcome feature for visitors to the school.

3.8 East Ayrshire Access Panel (North) have no objections and have welcomed the early discussion that they have had with the applicant's agent who has adopted many of the comments made by the Panel. They have highlighted some matters that can be taken forward during the building warrant process and the Panel have also queried the use of tactile paving at crossing points to the front of the building and the signage of the combined pedestrian and cycle paths so as not to represent a danger to people who are visually/hearing impaired.

These matters have been discussed with the applicant's agent who has confirmed that they will note the matters for consideration during the building warrant process and in respect of the other matters identified above, they have confirmed that they will amend the plans to address these concerns and have asked that Members consider imposing planning conditions to allow these points to be taken forward.

3.9 Sport Scotland advise that the sport pitch provision is slightly less than what is provided currently, however this is marginal. There should therefore be

no reduction in playing capacity and therefore the provisions of the SPP (Scottish Planning Policy) are satisfied and consequently Sport Scotland have no objections. Sport Scotland have recommended that the use of a synthetic pitch be considered as this is a more practical alternative to a grass pitch and would provide for unlimited capacity.

It is noted that Sport Scotland don't object to this application. Their recommendation to use a synthetic pitch has been referred to the applicant's agent. This has been considered, however the applicant's agent has advised that if a synthetic pitch was utilised, this could have residential amenity concerns as residential properties are in close proximity. In this respect if a synthetic pitch was installed, this would increase usage until 10.00 pm with external floodlighting in operation late in the evening and a 5 metre high ball fence to be installed. It is noted that Sport Scotland don't however object to grass pitches as proposed.

3.10 SEPA have no objections from either a flooding or drainage perspective. They have requested the use of SUDs and confirmation from Scottish Water that the existing sewer system can accommodate the discharge. They also draw their regulatory and pollution guidance to the applicants' attention.

As detailed in Section 3.5 Scottish Water have not objected and connection to Scottish Water's drainage systems and the use of SUDs can be conditioned if Members choose to grant consent. The additional guidance provided by Scottish Water can be brought to the applicant's attention via advisory notes.

3.11 EAC Roads and Transportation Service (Flooding Section) have no objections but request that surface water modelling be undertaken and the proposed SUDs scheme designed to suit and that any consent be conditioned in this respect.

This matter can be conditioned if Members choose to grant consent.

3.12 EAC Roads and Transportation Service (Lighting Section) recommend that the lighting scheme be redesigned to show the impact of the new lighting on nearby properties and that it be designed to ensure that this complies with any relevant guidance notes and legislation.

These matters can be conditioned if Members choose to grant consent.

4. REPRESENTATIONS

4.1 One letter has been received from one objector, the grounds of objection being as follows:

4.2 The objector has highlighted concerns regarding traffic safety and congestion having lived in this location for a considerable period of time. He has noted that the main problem arises in the morning when pupils are being delivered to the school and from vehicles turning right into the school causing tailbacks on Dundonald Road and that there is a high probability of a traffic accident or injury to a pedestrian. He has suggested that a mini roundabout be formed on Dundonald Road in order to slow the traffic and allow town bound traffic to access the school and that this would also help prevent irresponsible parking.

The objector's letter was forwarded to the applicant's agent for further consideration and discussion to ascertain if this suggestion would be of merit. The applicant's agent discussed this matter with the Council's Roads and Transportation Service noting that the concerns were in respect of road safety. The Roads and Transportation Service have responded and advise that a mini roundabout would not be appropriate in this location given the imbalance of flow from the side road onto Dundonald Road. Roads have also confirmed that introducing a mini-roundabout can also in particular, significantly affect accessibility for pedestrians and a lack of gaps in entering or exiting vehicle streams and difficulty in perceiving turning movements can adversely affect general safety. Schools by their nature, have a lot of pedestrian movement and Roads and Transportation would therefore be concerned over pedestrian safety if a mini roundabout was to be proposed as part of this scheme.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and Adopted East Ayrshire Local Plan 2010 (EALP).

Approved Ayrshire Joint Structure Plan (AJSP)

5.2 There are no particularly relevant policies against which to assess the proposed development within the Ayrshire Joint Structure Plan.

Adopted East Ayrshire Local Plan (EALP)

5.3 Policy SD7 encourages the redevelopment of brownfield land in area settlements in preference to greenfield release.

The application proposes to redevelop the site of the Gargieston Primary School which has been demolished due to ground conditions. As a brownfield site, the application therefore complies with Policy SD7.

5.4 Policy CS1 is supportive of the proposed development as it states that the Council will respond positively to the changing needs and demands for community and educational facilities. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facility and public service organisations to maintain and improve the services they provide.

The proposed development does not raise any policy issues. The proposed development is on the site of a previous school and will ensure that this site continues to provide high quality educational and community facilities within a modern contemporary designed building.

5.5 Policy CS8 (ii) is relevant as the application site includes a small area of land which is part of an existing safeguarded area of open space to the south of the school. Policy CS8(ii) states that the Council will not be supportive of the redevelopment of playing fields and sports pitches except where the proposed redevelopment involves a minor part of the playing field/sport pitch area which would not affect its use and potential for sport and training.

Whilst this proposal seeks to incorporate the playing field into the school grounds, its use will remain as a sports pitch and playing field and the application is not therefore considered to conflict with the terms of Policy CS8(ii).

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultations received, the representations received, the applicant's supporting statement, Scottish Planning Policy, the impact of the development on the amenity of the surrounding area and the planning history of the site.

Consultation Responses

6.2 The consultation responses do not raise any issues that suggest the application should be refused. Many of the comments of the consultees can be addressed by conditions attached to any consent if Members choose to approve the proposals, or have been addressed during the consideration of this application.

Representations Received

6.3 The representations that have been received are outlined in Section 4 of this report and are not considered to be of such significance as to warrant refusal of this application.

Scottish Planning Policy

6.4 The SPP provides a statement on Scottish Government policy on nationally important land use planning matters. The SPP advocates community engagement, and seeks to ensure that appropriate land uses are directed to appropriate locations and encourages the reuse of brownfield land. In terms of open space and playing fields/sports pitches, the Policy seeks to protect open space and identifies that playing fields are an important resource for sport and that they should be adequately provided in order to satisfy current and future community demand. Playing fields and sports pitches should not be redeveloped except in specific circumstances.

The application is considered to comply with the SPP noting the applicant's pre-application consultation process that was undertaken where 2 meetings were held with the local community. The site is also brownfield land as detailed in Section 5.3 of this report. It is further noted that Sport Scotland have confirmed that the application is appropriate in respect of playing fields to the provisions of the SPP, as detailed in Section 3.9 of this report.

Impact on the Amenity of the Area

6.5 The proposed development has been designed and sited to minimise its impact on the adjacent residential properties. The height of the building being single storey and the individual pavilions seek to break up the scale and mass of the building. This together with the use of the proposed external materials and the landscaping layout of the playgrounds will relate well to the neighbouring residential properties and combined, will reduce the visual impact on the residential properties surrounding the site. Should Members choose to grant consent, conditions can be incorporated regarding lighting details, and noise and disturbance during the construction period.

Planning History of the Site

6.6 The site was developed as a primary school by Ayr County Council in 1973 and there is no other planning history relevant in the determination of the application that would warrant refusing planning consent in this instance.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application and there is no requirement for this application to be referred to Scottish Ministers under Circular 4/2009 Notification of Planning Applications.

8. CONCLUSIONS

8.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan 2010. Therefore given the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 As indicated at Section 6 of the report there are relevant material considerations and they are supportive of the development. The consultees have not raised any adverse comments and the development can be accommodated within the application site without impacting adversely on the amenity of the surrounding area and nearby residential properties, in particular. The proposed new school building has been designed and sited to provide a quality development which is sympathetic in its design and finish to this established residential area of Kilmarnock. The overall scale of the building has been reduced by its single storey design and the use of appropriate and sympathetic external materials will create interest in the surrounding streetscape.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, and should that refusal be on the basis of the principle of the development, then the

application would require to be referred to Council as this would constitute a significant breach of policy.

Alan Neish
Head of Planning, Development and Building Standards

23 March 2011

FMF/RH

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms and Plans.
2. Statutory Notices/Certificates.
3. Consultation Responses.
4. Letter of objection
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.
7. SPP

Anyone wishing to inspect the above papers please contact Fiona Finlay on 01563 576798.

Implementation Officer: Hugh Melvin

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0987/PP

Site of Proposal:	Gargieston Primary School 190 Dundonald Road Kilmarnock East Ayrshire
Nature of Proposal:	Replacement primary school and nursery, incorporating access, parking, landscaping, suds, external lighting and associated works
Name & Address of Applicant:	Executive Director of Education and Social Services East Ayrshire Council HQ London Road Kilmarnock KA3 7BU
Name & Address of Agent	Asset Improvement Service Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

DPOs Reference: Fiona Finlay
01563 576778

The above application for planning permission should be granted subject to the following conditions:-

1. Notwithstanding the submitted plans, details and samples of all external materials to be used in the construction of the new school campus shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

2. Notwithstanding the submitted plans, details and samples of all external ground surfaces including roads, pathways and play surfaces shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

3. Notwithstanding the approved plans, a final landscaping scheme including maintenance proposals (with particular reference to drop kerbs and areas for machinery access), the number, siting and type of trees, shrub and plant species shall be submitted to and approved by the Planning Authority prior to the commencement of development. The landscaping shall be planted within a timescale to be agreed with the Planning Authority, prior to the commencement of development. Any trees or shrubs removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of similar size or species.

REASON In order to achieve a quality landscaping scheme in the interests of visual amenity.

4. Notwithstanding the approved plans, details of the number, siting and design of all proposed external lighting (including sports pitch floodlights) shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. The details to be submitted shall include confirmation from the designer that all proposed external lighting complies with relevant guidance notes and legislation and lighting luminance levels and details of the angles of any lighting to direct it away from residential properties. All external lighting shall be installed on site and implemented as approved and maintained thereafter.

REASON In the interests of visual and residential amenity.

5. Notwithstanding the approved plans, details of the design, height and exact siting of the bin storage area shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall be thereafter implemented as approved.

REASON In the interests of the visual amenity of this residential area.

6. Any changes in the finished floor levels, road levels and proposed ground levels to the approved plans shall be notified to and approved by the Planning Authority prior to their implementation.

REASON In order to ensure that any changes in the approved levels are notified to the Planning Authority to determine their impact on the development and area.

7. Notwithstanding the approved plans, details of the design and location of all external furniture shall be submitted to and approved by the Planning Authority prior to the commencement of development and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

8. Notwithstanding the approved plans details of the design and siting of all walls, fences and retaining walls (within the site and at the boundary of the site) shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and shall be implemented and maintained as approved thereafter.

REASON In the interests of visual and residential amenity.

9. No demolition or external construction work, site clearance or preparation works shall take place before 08:00 hours and after 18:00 hours on Mondays to Fridays and before 08:00 hours and after 13:00 hours on Saturdays, nor at any time on Sundays.

REASON In the interests of residential amenity.

10. No materials other than topsoil shall be brought into the site for the purposes of infilling or upraising ground levels without the prior written consent of the Planning Authority.

REASON In order to control the development of the site and materials used in the making up of ground levels.

11. Prior to the commencement of any works on site, details of surface water modelling which shall be used to form a Sustainable Urban Drainage System, shall be submitted to and approved in writing by the Planning Authority. These details shall include a proposed maintenance scheme to be adopted following installation. The approved SUDS scheme shall be installed and fully operational prior to the use of the school commencing.

REASON To ensure the provision of adequate surface water drainage within the site.

12. A detailed Construction Traffic Management Plan shall be submitted to and approved in writing by the Planning Authority, in consultation with the Council's Roads and Transportation Service, prior to any work commencing on site. The Construction Traffic Management Plan shall include details of measures to be adopted and the approved Plan shall thereafter be implemented as approved on site for the entire period of construction works unless with the prior written consent of the Planning Authority.

REASON In order to minimise the impact of vehicular traffic on the surrounding residential area.

13. Should any unsuspected contamination be encountered during the proposed works, the Planning Authority shall be informed accordingly and thereafter be provided with written details of any required remedial measures formulated to address the risk of exposure to key receptors, for its written approval. Upon completion of works the Planning Authority shall be informed in writing, confirming that all approved remedial measures have been undertaken.

Reason: To ensure that any contamination is appropriately addressed in the interests of public health.

14. Prior to any work commencing on site, written evidence shall be submitted to the Planning Authority confirming Scottish Water's approval of discharge to the public drainage/sewer systems.

REASON In order to ensure appropriate drainage to and from the proposed development.

15. Visibility splays at the site entrance with Dundonald Road shall be formed of $x=2$ metres and $y=20$ metres prior to the school being brought into use. The visibility splays shall be maintained thereafter as approved and no obstruction greater than 1 metres in height shall be allowed within the splay areas.

REASON In the interests of road safety.

- 16 The kerb radius off Dundonald Road shall be formed to 6 metres.

REASON In the interests of road safety.

17. Prior to any work commencing on site details of all internal signage (including road markings) for the access roads, footpath and cycle routes shall be submitted to and approved in writing by the Planning Authority. The approved scheme shall thereafter be formed on site prior to the school being brought into use and shall be maintained thereafter.

REASON In the interests of road and pedestrian safety.

18. Notwithstanding the approved plans, details of a revised footpath and access arrangement at the sprinkler tank to the front of the school building shall be submitted to and approved in writing by the Planning Authority. The scheme shall be implemented on site as approved and shall be maintained thereafter.

REASON In the interests of pedestrian safety.

19. Prior to any work commencing on site, details of the design, height and external finish of the proposed sprinkler tank shall be submitted to and approved in writing by the Planning Authority. The scheme shall be implemented on site as approved and shall be maintained thereafter.

REASON In the interests of amenity.

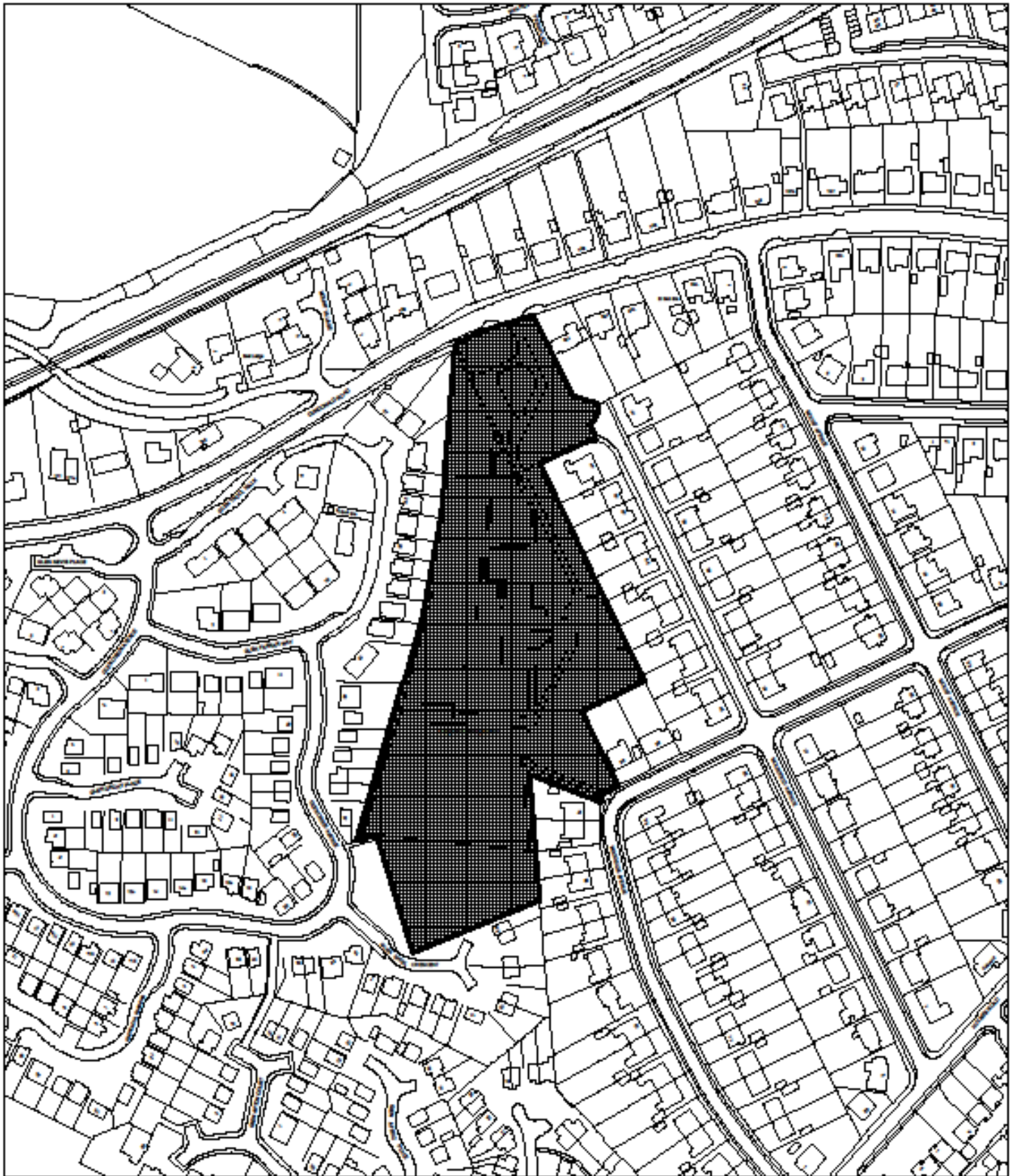
NOTES

1. The applicant is recommended to make early contact with Scottish Water at 419 Balmore Road, Glasgow G22 6NU or on 0141 355 5511 regarding connection into the public water and sewerage systems.
2. The applicant is recommended to make early contact with SP Power Systems on 0845 2727 999 to discuss whether their apparatus will be affected by this development.
3. The applicant is recommended to make early contact with Scotland Gas Networks at 95 Kilbirnie Street, Glasgow G5 8JD or on 0141 418 4093.
4. The applicant is recommended to make early contact with East Ayrshire Council's Roads and Transportation Service at Holmquarry House, Holmquarry Road, Kilmarnock or on 01563 576310 to discuss whether any consents will be required under the Roads Scotland Acts. Early contact is also recommended further to the requirement for a Construction Traffic Management Plan (CTMP) and further guidance on the content of the CTMP is provided within the Roads and Transportation Service's consultation response which can be downloaded from www.east-ayrshire.gov.uk

5. Early contact within SEPA on 01355 574200 is strongly recommended and the applicant's attention is drawn to the advice and regulatory requirements that SEPA has provided in its consultation response which can be downloaded from www.east-ayrshire.gov.uk

REASON FOR THE DECISION

The proposed development is consistent with the policies of the development plan and there are no material considerations of sufficient weight to merit refusal of the application.



Title/Location **Gargieston Primary School,**
190 Dundonald Road, Kilmarnock
Application No. 10/0987/PP

East Ayrshire Council
Department of Neighbourhood Services
Planning & Economic Development Service.
6 Croft Street
Kilmarnock KA1 1JB
Tel: (01563) 576790 Fax: (01563) 576774
E-Mail : Planning@east-ayrshire.gov.uk

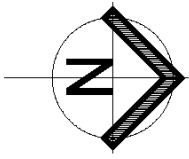


Key
 **Application Site**

Com Date: 1/4/2011



NOTES:
 1. The drawings shall be read in conjunction with the accompanying contract documents.
 2. The drawings shall be read in conjunction with the accompanying contract documents.
 3. The drawings shall be read in conjunction with the accompanying contract documents.
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 10. The drawings shall be read in conjunction with the accompanying contract documents.



East Ayrshire Council
 Finance and Asset Management
 Council Offices
 10015 5th
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PROPOSED RENOVATION PRIMARY SCHOOL, GARGLESON PRIMARY SCHOOL, LAND NURSERY, DUNONALD ROAD, KILMARNOCK, EDUCATIONAL SOCIAL SERVICES

SITE PLAN AS PROPOSED

Project No: P102
 Drawing No: A1
 Date: 08/12/10 1:50
 Drawn by: DH
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