

EAST AYRSHIRE COUNCIL

NORTHERN LOCAL PLANNING COMMITTEE: 15 JUNE 2011

**11/0050/PP: PROPOSED ERECTION OF 38 RESIDENTIAL DWELLINGS
AND 4 FLATTED DWELLINGS FOR SOCIAL, ACCESSIBLE AND OLDER
AND AMBULANT RENTAL WITH NEW ACCESS, PARKING AND
ASSOCIATED WORKS
AT ST MATTHEW'S PRIMARY SCHOOL
MACDONALD DRIVE, KILMARNOCK**

BY ATRIUM HOMES

Report by Head of Planning and Economic Development

Click for Application Details: <http://eplanning.east-ayrshire.gov.uk/online/caseFile.do?category=application&caseNo=11/0050/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for 38 dwellinghouses and 4 cottage style flats. The houses are to comprise a mix of general needs rented dwellings, older and ambulant bungalows and 2 wheelchair accessible bungalows. The houses will be laid out as a mix of detached, terraced and semi-detached properties with the general needs housing and cottage flats comprising 2 storeys. There is to be one single access point from Macdonald Drive opposite nos. 2 and 4 Macdonald Drive. The site will include a SUDs detention basin at the northern site boundary which will have an access path around it. Visitor parking is included in the proposed layout to provide a total of 13 spaces. Each property will have front and rear gardens and all houses have 1 or 2 parking spaces within their curtilage depending on the accommodation size of property. The external materials comprise grey concrete roof tiles, white smooth wet dash render, a mix of blue grey/buff/red facing brick and grey upvc double glazed timber windows.

1.2 All houses in the proposed development will be for rent only. In terms of the proposed older ambulant and wheelchair accessible housing, this is designed to conform to the Space Standards provided in the New Scottish Housing Handbook and the Housing for Varying Needs guidelines, which means the dwellings are as obstruction-free for intended occupants as possible. The applicants have been awarded funding from the Scottish Government.

1.3 A supporting statement accompanies the planning application and advises that two open days were held on 30 September 2010 and 4

November 2010. This was as part of the community engagement process to inform the public, obtain their views and encourage their participation and partnership in order that all parties have a say in the form of development being proposed. Comments were received from people who attended and many positive comments were received such as the proposed development being very well planned, with a good variety of house sizes with a modern design to allow a reasonable social mix. Some concerns were expressed regarding the access onto Macdonald Drive, traffic and access for residents to the shops and the bus route.

2. RECOMMENDATION

2.1 It is recommended that this application for planning permission be approved subject to the conditions listed on the attached sheet.

3. CONCLUSIONS

3.1 As is indicated in Section 5 of the report, the application is generally considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37 (2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As indicated in Section 6 of the report there are material considerations relevant to this application, but in this instance, it is considered that the material considerations are not such as to indicate that the proposal would be unacceptable and that the objections received are not of sufficient weight to merit refusal contrary to the provisions of the development plan.

3.3 The proposed development can be satisfactorily accommodated within the application site. The design and external finishes are considered to be compatible with this residential area. The proposed dwellinghouses are a mix of single and two storeys in height and can be accommodated without resulting in unacceptable overlooking or loss of amenity to the adjoining properties or surrounding area in general and both single and two storey properties are dominant in the surrounding area. The consultation process has also been undertaken and no objections have been received. The Council's Roads and Transportation have confirmed that the junction will operate to meet the necessary capacity and safety criteria and therefore the proposed arrangement would be acceptable as a means of access to the proposed development.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Economic Development, the

application would not require to be referred to the Council, as this would not be a significant departure from Council 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.

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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 to be considered by the Northern Local Planning Committee under the scheme of delegation as the Council has an ownership interest on the land which forms the application site.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located on the remaining land associated with the now demolished St. Mathews Primary School in the New Farm residential area of Kilmarnock. The application site does not include the frontage of the site which was recently developed as 10 single storey amenity houses but incorporates the area for access into the site and the land behind these new properties.

2.2 The application site is a vacant area of land which slopes downwards in a northerly direction. The application site extends to some 1.54 hectares.

2.3 **Proposed Development:** Planning permission is sought for 38 dwellinghouses and 4 cottage style flats. The houses are to comprise a mix of general needs rented dwellings, older and ambulant bungalows and 2 wheelchair accessible bungalows. The houses will be laid out as a mix of detached, terraced and semi-detached properties with the general needs housing and cottage flats comprising 2 storeys. There is to be one single access point from Macdonald Drive opposite nos. 2 and 4 Macdonald Drive. The site will include a SUDs detention basin at the northern site boundary which will have an access path around it. Visitor parking is included in the proposed layout to provide a total of 13 spaces. Each property will have front and rear gardens and all houses have 1 or 2 parking spaces within their

curtilage depending on the accommodation size of property. The external materials comprise grey concrete roof tiles, white smooth wet dash render, a mix of blue grey/buff/red facing brick and grey upvc double glazed timber windows.

2.4 All houses in the proposed development will be for rent only. In terms of the proposed older ambulant and wheelchair accessible housing, this is designed to conform to the Space Standards provided in the New Scottish Housing Handbook and the Housing for Varying Needs guidelines, which means the dwellings are as obstruction-free for intended occupants as possible. The applicants have been awarded funding from the Scottish Government.

2.5 A supporting statement accompanies the planning application and advises that two open days were held on 30 September 2010 and 4 November 2010. This was as part of the community engagement process to inform the public, obtain their views and encourage their participation and partnership in order that all parties have a say in the form of development being proposed. Comments were received from people who attended and many positive comments were received such as the proposed development being very well planned, with a good variety of house sizes with a modern design to allow a reasonable social mix. Some concerns were expressed regarding the access onto Macdonald Drive, traffic and access for residents to the shops and the bus route.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Scottish Water has no objection to this application and recommends early contact with the developer to discuss connection to the public water/sewerage system.

An appropriately worded advisory note can be attached to any consent granted for the development to advise early contact with Scottish Water.

3.2 New Farm Loch Community Council has not responded to the consultation at the time of writing this report.

3.3 East Ayrshire Council Neighbourhood Services (Housing Service) support these proposals and advise that they form part of the Year One of the approved East Ayrshire Strategic Housing Investment Plan 2011/12-2015/16 in developing its identified Affordable Housing Investment Plan priorities.

3.4 East Ayrshire Council Roads and Transportation Service has no objections subject to conditions and/or advisory notes on matters relating to drainage, access to the SUDs basin, a construction traffic management plan and the provision of traffic calming.

Appropriate conditions and/or advisory notes have been incorporated into this recommendation to Members.

3.5 East Ayrshire Council Department of Corporate Support (Environmental Health) has no objections subject to the use of conditions/notes in terms of construction hours, noise and dust from construction works, the burning of construction waste, drainage and contaminated land.

These matters can be addressed by the use of conditions/ advisory notes in any consent granted for the proposed development.

3.6 Scotland Gas Networks and Scottish Power Systems have no objections and provide copies of plans showing their apparatus in the vicinity of this site.

An advisory note can ensure that the applicant contacts Scotland Gas Networks and Scottish Power Systems to clarify that their apparatus is not affected by this development.

3.7 East Ayrshire Council Legal Services has no comments to make on this application.

3.8 East Ayrshire Council Roads and Transportation Service (Flooding Section) has no objections to make in terms of flood risk noting that the site lies outwith the flood envelope. The Service notes that the SUDs is to discharge into a Scottish Water combined sewer and has no comments to make in terms of surface water.

3.9 The Scottish Environment Protection Agency has no objections and provides advice for the applicant's consideration in terms of foul and surface water drainage, construction works and regulatory advice.

An appropriately worded advisory note can be attached to any consent granted for the development to advise early contact with SEPA.

3.11 East Ayrshire Council's Estates Management and Outdoor Services have not responded to the consultation at the time of writing this report.

3.12 East Ayrshire Access Panel (North) has no objections but query whether a wheelchair user will be able to rent one of the older and ambulant dwellings.

The applicant's agent has confirmed that whilst the 4 older and ambulant dwellings within the proposed development have not been specifically designed for wheelchair users, there are 2 properties (of differing bedroom numbers) which are specifically designed for persons who may use a wheelchair.

4. REPRESENTATIONS

4.1 Three letters of representation have been received regarding the proposed development, all raising points of objection to the proposals. The points raised are as follows:-

4.2 The proposed access at MacDonald Drive is on a fairly busy main road and bus route and almost directly opposite the objectors' properties. Concern is expressed at the safety and potential build-up of traffic due to the new road. This road has the potential of bringing an additional 40/60 vehicles which will create a potential hazard at peak times to existing motorists. At the applicant's open day one of the objectors advised he suggested that an alternative solution would be to form an access onto MacAndrew Place which would move this away from the junction of MacDonald Drive/MacPhail Drive and allow drivers a better view of approaching traffic. When exiting their driveways onto MacDonald Drive the objectors advise that they often have to wait to allow traffic to ease and that this situation will be exacerbated due to the volume of traffic.

The Roads and Transportation Service has not objected to the proposed access at MacDonald Drive. At the request of the Service, the applicants undertook a priority junction assessment which confirmed that the junction satisfies the necessary capacity and safety criteria and therefore on that basis, the proposed arrangement would be acceptable as a means of access to the proposed development.

The applicant's agent was asked to consider these concerns and advised that the previous primary school would have had a greater impact in traffic terms on the surrounding road network but, regardless of this, an access onto MacAndrew Place is not a viable solution given the existing culvert that runs east to west through the site parallel with MacAndrew Place. It is also understood that there would be issues with an access onto MacAndrew Place with SEPA and Scottish Water likely to have concerns at an access running over the existing culvert and also that MacAndrew Place comprises areas of car parking rather than a through road.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan (2007) and the Adopted East Ayrshire Local Plan (EALP) (2010).

Ayrshire Joint Structure Plan (AJSP)

5.2 There are no relevant policies in the Ayrshire Joint Structure Plan and the application is therefore assessed against the EALP.

Adopted East Ayrshire Local Plan 2010 (EALP)

5.3 Policies RES3, RES23, RES24, RES26, RES29 and ENV9 apply to this application. Policy RES4 encourages the sympathetic residential development of gap, infill or other redevelopment sites, including those sites created through the large scale demolition of existing housing, not specifically safeguarded or identified for particular development purposes on the Local Plan maps. Developments will be assessed against a set of four stated criteria, as follows:

- (i) impact on the surrounding natural and built environment and adjacent uses;

The proposed development would have minimal impact on the surrounding built environment and adjacent uses noting the predominant residential use in the surrounding area. Whilst the site currently comprises vacant land, this is not safeguarded in the local plan for open space. It is also noted that the site formerly comprised a primary school which was previously demolished due to relocation.

- (ii) transportation and infrastructure implications;

The Council's Roads and Transportation Service and other consultees have raised no outstanding issues in this regard that cannot be addressed by conditions or advisory notes in any consent granted for the proposed development.

- (iii) compatibility with surrounding densities and housing types; and

The proposal is generally compatible with surrounding densities and housing types which is a mix of terraced detached, semi-detached housing and cottage flats.

- (iv) compliance with the Council's Development Promotion and Design Guidance.

The proposed design and layout is considered to be acceptable for this location as detailed at Section 5.7 of this report.

5.4 Policy RES9 states that community care housing must be within close proximity to a post office or a range of shops and be located on a public transport route to be acceptable.

Whilst the site is located some distance from the nearest post office, it is located on a bus route on Macdonald Drive and is close to nearby convenience shops at MacPhail Drive. The proposed footpath connection at the western boundary of the site into the existing footpath network in the surrounding area will provide a convenient short-cut to reach these local amenities. Whilst the majority of the houses are for general needs, 6 of the properties are for older and ambulant residents and wheelchair users which means this policy is applicable in the consideration of this application. Given the current need for accommodation to suit older and ambulant and wheelchair users in this area of Kilmarnock, it is considered that the proposed development is appropriate in terms of this policy noting the ease of access to the bus route on MacDonald Drive and local shops at MacPhail Drive.

5.5 Policy RES19 concerns the provision of public open space.

The level of public open space proposed, is appropriate in terms of this policy.

5.6 Policy RES22 concerns the provision of private open space.

The majority of rear garden are compliant with the required private open space provision for residential properties with the exception of some properties at plots 1 to 8. It is noted that the majority of the properties within the proposed site layout are either over the minimum requirement or are marginally less and therefore, on balance it is considered that the levels of private open space to be provided are not unacceptable.

5.7 Policy ENV9 expects developers to comply fully with the Council's existing and emerging design guidance.

The proposed development is considered to be compliant with this policy. Whilst the site has a change in levels from south to north, the proposed site layout is acceptable in terms of design, finishes, layout and in-keeping with the surrounding area.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultation responses, letters of representation and the impact upon the amenity of the area.

Consultation Responses

6.2 The consultation responses are detailed in the report and have been carefully considered. The submissions do not raise any issues of sufficient weight to warrant refusal of this application. It is considered that any issues

raised by consultees can be addressed by conditions should Members choose to grant consent.

Letters of Representation

6.3 The points raised in the letters of objection are noted but are not considered to be of sufficient weight to warrant refusing planning consent contrary to the provisions of the Development Plan.

Impact on Amenity

6.4 Noting that this area is an established residential area of New Farm, residential use is therefore appropriate in principle for this site. The design of the proposed dwellinghouses raises no issues in terms of visual amenity and the proposals are not considered to be detrimental in amenity terms to the enjoyment of surrounding residential properties noting that the new dwellinghouses will not have a detrimental impact on the privacy of surrounding properties and will be of a suitable scale, design, finishes and layout.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are financial and legal implications arising from the determination of this application as the Council owns the land forming the application site.

8. CONCLUSIONS

8.1 As is indicated in Section 5 of the report, the application is generally considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37 (2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 As indicated in Section 6 of the report there are material considerations relevant to this application, but in this instance, it is considered that the material considerations are not such as to indicate that the proposal would be unacceptable and that the objections received are not of sufficient weight to merit refusal contrary to the provisions of the development plan.

8.3 The proposed development can be satisfactorily accommodated within the application site. The design and external finishes are considered to be compatible with this residential area. The proposed dwellinghouses are a mix of single and two storeys in height and can be accommodated without resulting in unacceptable overlooking or loss of amenity to the adjoining properties or surrounding area in general and both single and two storey properties are dominant in the surrounding area. The consultation process has also been undertaken and no objections have been received. The Council's Roads and Transportation have confirmed that the junction will

operate to meet the necessary capacity and safety criteria and therefore the proposed arrangement would be acceptable as a means of access to the proposed development.

9. RECOMMENDATION

9.1 It is recommended that this application for planning permission be approved subject to the conditions listed on the attached 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, the application would not require to be referred to the Council, as this would not be a significant departure from Council policy.

Alan Neish
Head of Planning and Economic Development

06 June 2011
FMF/FMF

FV/HM

LIST OF BACKGROUND PAPERS

1. Application Forms/Plans.
2. Statutory Letters/Certificates.
3. Consultations.
4. Letters of Representation
5. Adopted East Ayrshire Local Plan.
6. Approved Ayrshire Joint Structure Plan

Anyone wishing to inspect the above papers please contact Fiona Finlay, Principal Planning Officer, on 01563 576798

Implementation Officer: Hugh Melvin

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 11/0050/PP

Location	St Matthew's Primary School Macdonald Drive Kilmarnock East Ayrshire
Nature of Proposal:	Proposed erection of 38 residential dwellings and 4 flatted dwellings for social, accessible and older and ambulant rental with new access, parking and associated works
Name and Address of Applicant:	Atrium Homes 39-41 John Finnie Street Kilmarnock KA1 1BL
Name and Address of Agent	Robert Potter & Partners 7 Miller Road Ayr KA7 2AX

Officer's Ref: Fiona Finlay
01563 576798

The above application for Planning Permission should be granted subject to the following conditions:-

1. The development hereby approved shall be implemented in accordance with the plans stamped as forming part of this permission unless a variation is required by a condition of the permission or a non-material change has been agreed in writing by the Planning Authority.

REASON To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.

2. Notwithstanding the submitted plans, details and samples of all external finishing materials to be used in the construction of the dwellings and driveway surfaces shall be submitted to and approved by the Planning Authority in writing prior to the commencement of development on site and implemented as approved thereafter.

REASON In the interests of visual amenity, to ensure that the external finishing materials are appropriate to the character of the area.

3. Notwithstanding the approved plans, full landscaping details and details for the maintenance of all common areas, including the species and size of

proposed trees and any hedging, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site.

REASON In the interests of residential amenity.

4. The landscaping proposals as approved under the terms of Condition 3 above shall be completed within the first planting season following the completion of the last dwellinghouse. For the avoidance of doubt this landscaping scheme shall include the landscaping of the garden grounds of individual plots.

REASON In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.

5. All planting carried out on site shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any trees, shrubs or plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

REASON In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

6. 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. No such works shall be undertaken at any time on Sundays.

REASON In the interests of residential amenity.

7. During the period of construction works, the developer of the site shall ensure that adequate and continuing measures are taken such that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and any other vehicles.

REASON In the interests of public and road safety.

8. 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.

9. Any waste arising from the construction works shall be disposed of to the satisfaction of the Waste Management Authority and other than by means of burning on site.

REASON In the interests of residential amenity.

10. Prior to any work commencing on site and notwithstanding the approved plans, details of all boundary treatment shall be submitted to and approved in writing by the Planning Authority. All boundary treatment shall thereafter be provided on site as approved prior to the last dwellinghouse being occupied.

REASON In the interests of residential amenity.

12. For the period of construction works on site, all construction works traffic/machinery/equipment shall be parked at all times within the application site unless with the prior written consent of the Planning Authority.

REASON In the interests of road safety and residential amenity.

13. Prior to any work commencing on site, written evidence shall be submitted to the Planning Authority confirming Scottish Water and/or SEPA's approval of discharge and the extent of Scottish Water's and/or SEPA's adoption of the drainage system.

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

14. Prior to the commencement of any works on site, a Drainage Impact Assessment shall be submitted to and approved by the Planning Authority which shall provide details in response to Items 1-8 inclusive as detailed in the consultation response from East Ayrshire Council's Roads and Transportation Service dated 02 June 2011 (Ref. 280211H04 BD11113). All work on site shall thereafter be undertaken in accordance with the DIA approved under the terms of this condition and shall be implemented on site within a timescale agreed as part of the DIA.

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

15. 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 this 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. For the avoidance of doubt the Construction Traffic Management Plan shall refer to the points raised in the Roads and Transportation Service's consultation response dated 02 June 2011 (Ref. 280211H04 BD11113).

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

16. Prior to the commencement of works on site, a site investigation and assessment shall be carried out and submitted to and approved in writing by the Planning Authority. The investigation and assessment shall be conducted in line with BS 10175: 2001 code of practice for '*The investigation of potentially contaminated sites*' and Contaminated Land Report 11 – '*Model Procedures for the Management of Land Contamination*', (CLR 11).

An initial Desk Study should be carried out to establish whether or not there is the potential for contaminants to be present in the soil which may pose an unacceptable risk to key receptors. Where the risks to key receptors from contaminants in the soil have been identified, the desk study report shall contain the following information:

- (i) The nature, extent and type(s) of contamination on the site;
- (ii) A site specific risk assessment of all relevant pollutant linkages.
- (iii) Remedial measures to treat/remove contamination to ensure the site is fit for the proposed use.
- (iv) Measures to deal with unsuspected contamination discovered during construction works;

REASON To ensure potential risks arising from previous site uses have been fully assessed.

17. Further to the terms of Condition 18 above should contamination be found on site, prior to the occupation of any of the properties hereby approved, the applicant shall submit a report confirming that remedial works have been carried out in accordance with the approved remediation plan.

REASON: To provide verification that remediation of has been carried out in accordance with the remediation plan and to the Authority's satisfaction.

18. Notwithstanding the approved site layout, an amended site layout showing a vehicle access to the SUDs basin shall be submitted to and approved in writing by the Planning Authority prior to any work being carried out on site and the access approved under the terms of this condition shall be formed prior to the occupation of the first dwellinghouse.

REASON: In order to allow for the maintenance of the SUDs basin.

19. Prior to any work commencing on site, details of a proposed traffic calming scheme (including a timetable for its implementation) shall be submitted to and approved in writing by the Planning Authority. The approved traffic calming scheme shall be implemented on site in accordance with the approved timetable and certainly no later than the occupation of the final dwellinghouse.

REASON: In the interests of road safety.

Advisory Notes to Applicant:

1. Construction works associated with the development shall be carried out in accordance with SEPA's guidelines on avoidance of pollution, and reference should be made to the relevant Pollution Prevention Guidance (PPG) from SEPA. Any waste materials imported to the site should be stored and used only in accordance with the waste management licence or exemption under the Waste Management Licensing Regulations 1994 as amended. Any waste materials removed from the site must be disposed of at a suitably licensed or exempt waste management facility in accordance with these Regulations.
2. The developer should make early contact with Scottish Environment Protection Agency and Scottish Water to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
3. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific arrangements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.
4. The applicant is advised to make early contact with Scottish Water Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU regarding sewer and water connections.
5. The applicant is advised to make early contact with the Council's Roads and Transportation Service (Tel. 01563 573164) with regard to their consultation response and in particular with regard to conditions 14, 15, 18 and 19. The Roads Service have specifically advised that early contact and/or meetings are required with them. A copy of the Roads Service's consultation response is attached to this consultation.
6. The applicant is advised to contact Scottish Power and Scotland Gas Networks with regard to their apparatus in the vicinity of the site.
7. If any unsuspected contamination is discovered on site, the Council should be informed immediately, and remedial measures formulated to address the risk of exposure to key receptors.
8. The applicant is advised that a heavy standard of 5 m in height is the Council's preferred option for the proposed trees.
9. In terms of Conditions 18 and 19, the applicant is advised that a Summary Guidance and Checklists for the Development of Potentially Contaminated land is available to download at: <http://www.east-ayrshire.gov.uk/devser/planandbuild/dpguidance.asp> and any queries can be

discussed with the Council's Contaminated Land Officer, Chris Johnson on 01563 554016.

Reason for this Decision

The proposed development is consistent with the development plan and there are no material considerations that would indicate that the application should be refused contrary to the provisions of the development plan.



LEGEND

CONFIRMED HOUSING TYPES & PARTITIONS (UP TO 40)
 ALL ARE SUBJECT TO APPROVED DEVELOPMENTAL REQUIREMENTS AS PERMITTED BY THE LOCAL AUTHORITY.
 HOUSING TYPES: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40.

HOUSING TYPES & PARTITIONS (UP TO 40)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
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Site Area
 1.61 Hektares
 39.04 Dwellings Per Hektare
 63.57 Dwellings Per Hektare
 100%

Public Open Space Requirement
 Public Open Space Provided = 3848 sqm
 (Including Staff Area)

Total no. Dwellings = 42

Notes: 1. All housing types are subject to the same planning conditions. 2. All housing types are subject to the same planning conditions. 3. All housing types are subject to the same planning conditions. 4. All housing types are subject to the same planning conditions. 5. All housing types are subject to the same planning conditions. 6. All housing types are subject to the same planning conditions. 7. All housing types are subject to the same planning conditions. 8. All housing types are subject to the same planning conditions. 9. All housing types are subject to the same planning conditions. 10. All housing types are subject to the same planning conditions. 11. All housing types are subject to the same planning conditions. 12. All housing types are subject to the same planning conditions. 13. All housing types are subject to the same planning conditions. 14. All housing types are subject to the same planning conditions. 15. All housing types are subject to the same planning conditions. 16. All housing types are subject to the same planning conditions. 17. All housing types are subject to the same planning conditions. 18. All housing types are subject to the same planning conditions. 19. All housing types are subject to the same planning conditions. 20. All housing types are subject to the same planning conditions. 21. All housing types are subject to the same planning conditions. 22. All housing types are subject to the same planning conditions. 23. All housing types are subject to the same planning conditions. 24. All housing types are subject to the same planning conditions. 25. All housing types are subject to the same planning conditions. 26. All housing types are subject to the same planning conditions. 27. All housing types are subject to the same planning conditions. 28. All housing types are subject to the same planning conditions. 29. All housing types are subject to the same planning conditions. 30. All housing types are subject to the same planning conditions. 31. All housing types are subject to the same planning conditions. 32. All housing types are subject to the same planning conditions. 33. All housing types are subject to the same planning conditions. 34. All housing types are subject to the same planning conditions. 35. All housing types are subject to the same planning conditions. 36. All housing types are subject to the same planning conditions. 37. All housing types are subject to the same planning conditions. 38. All housing types are subject to the same planning conditions. 39. All housing types are subject to the same planning conditions. 40. All housing types are subject to the same planning conditions.

HOUSING TYPES & PARTITIONS (UP TO 40)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40
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PROPOSED HOUSING DEVELOPMENT AT ST MALNAW'S PRIMARY SCHOOL, KILMARNOCK FOR AIRIUM HOMES

DRAWING TITLE
 Site Layout as Proposed

ROBERT POTTER & PARTNERS
 ARCHITECTS, INTERIORS & VISUALISATION

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DATE: 12/06/2010
PROJECT: 7435/02

SCALE: 1:1000

DATE: 12/06/2010

PREPARED BY: S.M.C.

CHECKED BY: S.M.C.

REVISION: H

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