

**EAST AYRSHIRE COUNCIL**

**SPECIAL NORTHERN LOCAL PLANNING COMMITTEE: 24 JUNE 2010**

**10/0023/PP – NEW BUILD SPORTS FACILITY WITH EXTERNAL FOOTBALL PITCH TO BE CONSTRUCTED ON EXISTING PLAYING FIELDS.**

**AT: STRANDHEAD PARK, KILWINNING ROAD, STEWARTON  
BY EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES**

**Report by Head of Planning and Economic Development**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 It is proposed to erect a sports building which will extend to some 1821 square metres in floor area. The property will be a single storey design with a curved roof extending to a maximum height of approximately 9 metres. External materials will comprise smooth cement render walls with profile metal cladding, steel and aluminium external doors and powder coated windows and profiled metal roof cladding. The plans indicate that there are to be no external windows on the building elevations.

1.2 Internal accommodation will extend to a main hall which can be set up for netball/basketball/badminton/tennis and for football. There is also to be a fitness room, dance studio, changing facilities, staff areas and storage facilities. The proposed floor plans also show a community room and vending machines rather than a designated café/refreshment area.

1.3 A 42 space car park is proposed with 4 additional accessible parking spaces. A full size basketball pitch is also proposed with associated floodlighting and 5 metre height weld mesh fencing coloured green.

1.4 In support of this application the applicant has advised that previous studies undertaken had highlighted the shortage of indoor sports facilities in Stewarton and also a shortfall in the availability of outdoor sports pitches for training and competitive matches. As a response to these issues, a new single use facility with a sports hall and other indoor facilities co-located with a floodlit synthetic grass pitch, was identified as this preferred option for development.

1.5 The applicant's agent advises that the proposals will allow for an indoor and outdoor facility on the same site, shared changing facilities, car parking and storage areas. The sports hall will allow for a wide range of sports and leisure facilities and the synthetic grass pitch will meet the appropriate standards for training and competitive matches for 11 a side football and will subdivide into 2 half pitches to

allow 7 a side matches to be accommodated in addition to hockey matches as required. Folding goals will be included along with a 5 metre high perimeter fence and hedging.

## **2. RECOMMENDATION**

**2.1 It is recommended that this planning application should be approved subject to the conditions on the sheet attached.**

## **3. CONCLUSIONS**

**3.1 As indicated in Section 5 of this report, the application is in accordance with the Development Plan and under Sections 25 and 37(2), the application should be approved unless material considerations indicate otherwise.**

## **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 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.**

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AT: STRANDHEAD PARK, KILWINNING ROAD, STEWARTON  
BY EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

### 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 Northern Local Planning Committee under the Council's scheme of delegation as the Council is the applicant.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is located within Stewarton and comprises existing playing fields extending to some 1.88 hectares in area. The application site is bound in the main by residential properties and the Standalane/Dalry Road traffic junction. To the south lies Kilwinning Road beyond which are residential properties and Lainshaw Primary School. To the east are residential properties on Kilwinning Road and Standalane and open space comprising an existing children's play area and the sports pavilion. To the west lie residential properties comprising a mix of cottage flats and terraced dwellinghouses.

2.2 **Proposed Development:** It is proposed to erect a sports building which will extend to some 1821 square metres in floor area. The property will be a single storey design with a curved roof extending to a maximum height of approximately 9 metres. External materials will comprise smooth cement render walls with profile metal cladding, steel and aluminium external doors and powder coated windows and profiled metal roof cladding. The plans indicate that there are to be no external windows on the building elevations.

2.3 Internal accommodation will extend to a main hall which can be set up for netball/basketball/badminton/tennis and for football. There is also to be a fitness room, dance studio, changing facilities, staff areas and storage facilities. The proposed floor plans also show a community room and vending machines rather than a designated café/refreshment area.

2.4 A 42 space car park is proposed with 4 additional accessible parking spaces. A full size basketball pitch is also proposed with associated floodlighting and 5 metre height weld mesh fencing coloured green.

2.5 In support of this application the applicant has advised that previous studies

undertaken had highlighted the shortage of indoor sports facilities in Stewarton and also a shortfall in the availability of outdoor sports pitches for training and competitive matches. As a response to these issues, a new single use facility with a sports hall and other indoor facilities co-located with a floodlit synthetic grass pitch, was identified as this preferred option for development.

2.6 The applicant's agent advises that the proposals will allow for an indoor and outdoor facility on the same site, shared changing facilities, car parking and storage areas. The sports hall will allow for a wide range of sports and leisure facilities and the synthetic grass pitch will meet the appropriate standards for training and competitive matches for 11 a side football and will subdivide into 2 half pitches to allow 7 a side matches to be accommodated in addition to hockey matches as required. Folding goals will be included along with a 5 metre high perimeter fence and hedging.

### **3. CONSULTATIONS AND ISSUES RAISED**

3.1 East Ayrshire Council's Environmental Health Service advise that they have no objections subject to standard conditions concerning hours and noise from construction works, burning construction waste, drainage and flooding being designed so as not to disturb nearby residents.

***These matters can be dealt with by conditions or advisory note should Members decide to grant consent.***

3.2 Scottish Power has no objections but require that their apparatus in the vicinity of this site be notified to the applicant.

***An advisory note can be attached to any consent should Members decide to approve the application.***

3.3 Scottish Water has no objections but make comments regarding connections and the affect on their apparatus.

***An advisory note can be attached to any consent should Members decide to approve the application.***

3.4 East Ayrshire Access Panel raise awareness concerning the provision of parent and child parking, cycle stands and drop off points. They also raise matters for consideration under the building warrant which relate to internal arrangements for changing rooms and staff areas, the provision of automatic doors, a hearing enhancement system and details for the provision of the viewing area.

***This consultation response has been forwarded to the applicant's agent for early consideration with specific reference to the queries raised for the Building Warrant. These matters will be addressed when an application is submitted to Building Standards as they relate to internal details not relevant to this planning application.***

***Accessible parking spaces have been provided within the car park and a planning condition can require the provision of cycle stands and parent & child car parking should Members choose to grant consent.***

3.5 Sport Scotland have indicated their support for this proposal which satisfies the Government's Scottish Planning Policy as it will provide a valuable resource for sporting use. They make one comment concerning the location of the lockers and toilets next to the main foyer which may result in deleterious material being deposited in this area and so regular cleaning will be required in this area to ensure that no material from the outside pitches is brought into the internal games hall.

***Sport Scotland's support is noted. Their comments concerning cleaning in the foyer have been passed to the applicant's agent who has confirmed that this issue will be addressed as a management issue.***

3.6 East Ayrshire Council Roads and Transportation Service have no objections noting the parking to be provided. They have requested that the refuse store which is located within the car park areas be relocated as in its present location it may result in vehicles having to reverse through the car park. It would be better located where vehicles can access and egress from the store in forward gear.

***Noted. Should Members choose to grant consent it is proposed to add a condition requiring amended details of a revised location for the refuse storage area.***

3.7 Stewarton and District Community Council advise that they are supportive of this development and are looking forward to the project coming to fruition to the benefit and improvement of the town's present meagre leisure facilities.

They did advise that concerns had been expressed to the Community Council in respect of the proposed access from Kilwinning Road/Rigghead into the new site. This concern related to the link road being relatively narrow and often having parked cars. The Community Council asked if the existing access to Strandhead Park could be utilised instead and this is where the existing pavilion is to be demolished.

Concern was also expressed to the Community Council from another resident who had not been notified of this application and was concerned about impacts from the floodlighting on the football pitch.

***It is noted that the Community Council are supportive of this application.***

***Whilst the Community Council's suggestions would have entailed the withdrawal of this application and the resubmission of a new application as the access route at Strandhead beside the pavilion is outwith this application site, the suggestions were discussed in detail with the applicant's agent. The Community Council were advised that the***

*proposed access via Kilwinning Road will be upgraded to serve the proposed sports facility and its capacity has been fully assessed by the Council's Roads and Transportation Service. The applicant's agent provided further clarification that the access at the pavilion is predominantly pedestrian with only limited vehicular traffic and would require significant upgrading. Noting also the narrowness of Standalane and the busy junction at Ravenscraig Road, the use of the access as proposed from Kilwinning Road was more appropriate. It was also noted that if this suggestion was to go ahead, the sports centre building would have to be relocated and would be significantly closer to the residential properties which could be of serious concern to residents.*

*This information was forwarded to the Community Council who replied and reaffirmed their support for this project and further advised that they appreciated the above information in response to their queries.*

*In respect of the concern regarding neighbour notification and floodlighting, neighbour notification was served upon all appropriate neighbouring properties and the application was also advertised in the Kilmarnock Standard. Should Members choose to grant consent, it is proposed to condition floodlighting to require the submission of details including lighting calculations in order to ensure that the level of lighting is appropriate and that the floodlights do not cause light pollution to neighbouring properties.*

#### **4. REPRESENTATIONS**

4.1 Six letters of objection representing 9 individual objectors have been received. The points of objection are as follows:-

4.2 Surrounding properties have an open grassy view and the play area is valuable for children with the park holding many local events.

*The application site for the proposed sports hall does not include the existing play area and this development does not therefore propose to remove the play equipment.*

*Regarding the comments concerning the open view to surrounding properties, there is no right to a view in planning legislation.*

4.3 The football pitch was popular when it was grassed over and only since it was turned to blaze have local teams stopped using it.

*It is anticipated that the proposed development will result in improved facilities and that it will encourage the increased use of the football pitch which will be of a synthetic material for all weather use. It is also hoped that the new centre will encourage alternative sports to use these*

**facilities.**

4.4 Volumes of traffic and noise will increase.

**Both the council's Roads and Transportation and Environmental Health Services were consulted on these proposals and have not objected.**

4.5 The site for a sports centre would be better served by the land at Cocklebie where there is more space for this facility and car parking.

**In forming these development proposals the applicant's agent has advised that the applicants undertook a site selection process which was considered by the Council's Cabinet on 16 September 2009. This process outlined alternative location option appraisals and included the land at Cocklebie. It was concluded that the site at Cocklebie was more isolated, has access difficulties, unfavourable ground conditions and if developed, would result in the loss of one of the few remaining grass pitches in the area.**

4.6 The proposal will encourage people to congregate, adversely affecting the sale of property and residential amenity as this area already suffers from vandalism, litter and traffic. In particular there are safety concerns for properties to the east of this site at Kilwinning Road and Standalane. The land between these properties and the sports centre could result in people loitering causing safety concerns to residents and property.

**Property values are not a material planning consideration. The proposal does however include provision for CCTV and lighting and the surrounding area will be monitored as part of the management responsibilities for the centre.**

4.7 The centre would encourage anti-social behaviour.

**Anti social behaviour is a police matter although the applicant's agent has confirmed that the proposal includes provision for CCTV and lighting and the surrounding area will be monitored as part of the management responsibilities for the centre.**

4.8 The centre is too close in proximity to the houses on Kilwinning Road

**The building is designed with a curved roof to assist in reducing its overall scale. The building is not considered to be of excessive height and it is set back from the road by approximately 36 metres with an embankment and planting between it and Kilwinning Road.**

**The building is not considered to be too close to those residential properties in Kilwinning Road. If Members choose to grant consent, it is recommended that a condition be imposed to ensure that a landscaping scheme is approved to assist in setting the building within the existing**

*open space.*

4.9 The park is a valuable area of open space and the proposed development would destroy that.

***This new sports centre providing both indoor and outdoor sporting opportunities will be a valuable leisure facility for the community in Stewarton and sensitively located within the surrounding area. It is proposed to retain the existing play area noting that this lies outwith the application site and it is also proposed to incorporate landscaping to enhance the setting of this new centre which has been positioned within the site so as to ensure as much land is kept as open space as possible.***

4.10 Will the public be able to have use of the site as a pedestrian route e.g. from Strandhead, Lloyd Walk and Rigghead? If this is the case then the result would be even further detriment to local residential amenity.

***It is proposed to retain a pedestrian route across the site.***

4.11 There is insufficient car parking.

***The Council's Roads and Transportation Service have been consulted on this application and have no objections to make. They have specifically considered the proposed parking and are satisfied that it is appropriate.***

4.12 Are there plans to build an additional boundary wall to replace some of the privacy to the properties to the east on Kilwinning Road?

***There are no plans to build an additional boundary wall. The sports centre is located some 30 metres away from the boundary of the closest of the residential properties and the external elevations show that it is not proposed to install any external windows. The land between the building and the eastern site boundary will remain as grassed/landscaped open space and it is therefore not anticipated that there will be a significant adverse impact on the privacy of these neighbouring properties.***

## **5. ASSESSMENT AGAINST DEVELOPMENT PLAN**

### East Ayrshire Adopted Local Plan

5.1 Policies CS1 and TLR8 are relevant in the determination of this application. Policy CS1 states that the Council will respond positively to changing needs and demands for community and educational facilities throughout East Ayrshire.

5.2 Policy TLR8 presumes against the development of any safeguarded areas of open space unless it meets certain stated criteria including the laying out of new playing fields, the creation of all weather sports facilities, the development of

pavilions or other ancillary facilities to serve any existing or proposed outdoor sport and recreational activities in the area.

***The proposal is for a new sports facility whose elements comply with Policies CS1 and TLR8. It will provide a valuable community resource to address a shortfall in Stewarton for indoor sports facilities and in the availability of outdoor sports pitches for training and competitive matches.***

## **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

6.1 The material considerations comprise the Alteration to the East Ayrshire Local Plan Finalised Version with Modifications, the consultation responses, representations received, the impact on visual residential amenity and the Scottish Government's Scottish Planning Policy.

### Alteration to the East Ayrshire Local Plan Finalised Version with Modifications

6.2 Policy CS6 of the Alteration to the Local Plan supports certain types of development within areas of safeguarded open space where it meets with certain stated criteria. CS6(v) allows for the development of small scale, purpose built indoor sporting and recreational facilities designed specifically to cater for the needs of local residents.

***The applicant's justification for this development is outlined in Section 2.5 of this report which outlines the benefits for Stewarton that will arise from this proposal. It is noted that this new sports centre will provide an upgraded floodlit synthetic grass pitch and an indoor sports centre allowing for a wide range of sporting activity. This proposal therefore complies with Policy CS6(v).***

### Consultation Responses

6.3 The consultation responses that have been detailed in Section 3 of this report do not raise any issues of a significant weight to warrant refusal of this application.

### Representations

6.4 The objections that have been received have been outlined in Section 4 of this report and none of the points raised warrant refusal of this application.

### Impact on Visual and Residential Amenity

6.5 This sports centre has been designed to minimise the visual impact of this proposed development using a curved roof to reduce the overall height and mass of this building, setting the building within an area of open space not immediately in front of any residential properties and also siting it set-back from Kilwinning Road, and using materials for the external elevations such as render which are prevalent

on properties within the surrounding area. The proposed pitch will be formed on the site of the existing blaze pitch. If Members agree to grant planning permission it would be proposed to attach conditions to ensure that appropriate floodlighting is provided that does not cause light pollution. Conditions could also ensure that CCTV cameras are sited so as not to affect residential amenity and also to ensure best coverage within the site in addition to a landscaping scheme to help provide a setting for this building.

### Scottish Planning Policy (SPP)

6.6 The SPP states that playing fields are an important resource for sport and should be provided with sufficient availability and accessibility to satisfy current and likely future community demand. Playingfields should not be redeveloped except where the proposed development:

- is ancillary to the principal use of the site as a playingfield
- involves a minor part of the playingfield which would not affect its use and potential for sport and training.

and

- the playingfield which would be lost would be replaced by a new field of compatible or greater benefit in a convenient location or by the upgrading of an existing playingfield to provide a better quality facility either in the same location or another convenient location for its users and which maintains or improves the overall playing capacity in the area or;
- a playingfield strategy prepared in consultation with Sports Scotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated where demand in the area, and that the site could be developed without detriment to the overall availability of provision.

***It is proposed to redevelop the existing blaze pitch, pavilion and grass land to the south to provide a full sized synthetic pitch and sports facility with associated car parking. This proposed development is considered to satisfy the provisions of the SPP by more than compensating for the loss of the individual blaze pitch. In this respect Sports Scotland were consulted on this proposal and as detailed in Section 3.5 of this report, they have no objections.***

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 There are financial implications for this development to the extent that the project is part funded by the Council.

7.2 Regarding legal implications, although this Council is the applicant, the proposal will not require to be referred to the Scottish Government in terms of the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 if

Members choose to grant consent. This is because whilst this Council is the applicant, the proposal is in accordance with the Development Plan as detailed in Section 5 of this report.

## **8. CONCLUSIONS**

8.1 As indicated in Section 5 of this report, the application is in accordance with the Development Plan and under Sections 25 and 37(2), the application should be approved unless material considerations indicate otherwise.

## **9. RECOMMENDATION**

**9.1 It is recommended that this planning application should be approved subject to the conditions on the sheet attached.**

## **CONTRARY DECISION NOTICE**

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 constitute a significant breach of policy.

**Alan Neish**  
**Head of Planning and Economic Development.**

15 June 2010  
FMF/RH  
FV/DVM

## **List of Background Papers**

- 1. Application form, plans and statutory notices/certificates.**
- 2. Public Advertisement.**
- 3. Statutory Consultations.**
- 4. Letters of objection.**
- 5. Ayrshire Joint Structure Plan.**
- 6. East Ayrshire Local Plan (2003)**
- 7. Finalised East Ayrshire Local Plan with Modifications 2009.**
- 8. SPP**

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

***Implementation Officer: Dave Morris***

**East Ayrshire Council****TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997****Application No: 10/0023/PP**

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Location	Strandhead Park Kilwinning Road Stewarton East Ayrshire
Nature of Proposal:	New build sports facility with external football pitch to be constructed on existing playing fields.
Name and Address of Applicant:	Executive Director of Neighbourhood Services East Ayrshire Council Headquarters London Road Kilmarnock KA3 7BU
Name and Address of Agent	Asset Improvement Service per David Nimbley Lugar Council Offices Rigg Rd Lugar Cumnock KA18 3JQ

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Officer's Ref: Fiona Finlay  
01563 576798

The above Planning Permission application should be approved subject to the following conditions:

1. Prior to the commencement of development on site, details of all external materials including the colour of window and door frames and rainwater goods, shall be submitted to, and approved in writing by, the Planning Authority. All materials shall thereafter be used and maintained on site as approved.

Reason: In the interests of visual amenity.

2. Prior to their installation on site, details shall be submitted to and approved in writing by the Planning Authority, which confirm the extent of the area over which the proposed CCTV cameras will be able to view. The CCTV cameras shall thereafter operate as approved at all times.

Reason: In the interests of residential amenity.

3. Prior to any work commencing on site, plans confirming the location and design of cycle stands shall be submitted to and approved by the Planning Authority. Prior

to the sports centre hereby approved being brought into use, the approved cycle stands shall be laid out as approved and shall be maintained thereafter.

Reason: In the interests of encouraging sustainable forms of transport.

4. 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 and after 13:00 hours on Saturday, nor at any time on Sundays.

Reason: In the interests of residential amenity.

5. 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.

5. No material other than topsoil shall be brought into the site for the purposes of infilling or raising 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.

6. 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 interest of residential amenity.

7. Prior to any works commencing on site, details of cross sections through the application site (i.e. north/south and east/west) and existing and finished ground and floor levels shall be submitted to and approved in writing by the Planning Authority. Only approved proposed ground and floor levels shall thereafter be implemented prior to the sports centre being brought into use.

Reason: In the interests of residential amenity.

9. The proposed floodlighting shall be positioned and directed to minimise disturbance to neighbouring properties.

Reason: In the interests of residential amenity.

10. Notwithstanding Condition 9 above, prior to any work commencing on site, details and plans of the position, height and light direction and technical specification(including lighting calculations) of all floodlights shall be submitted to and approved in writing by the Planning Authority. All floodlighting shall be thereafter

be installed as approved prior to the building being brought into use and shall be maintained thereafter.

Reason: In the interests of residential amenity.

11. Notwithstanding the approved plans, the proposed refuse area is not approved. Prior to any work commencing on site, details of refuse storage shall be submitted to and approved in writing by the Planning Authority. The approved scheme shall be implemented prior to the sports centre being brought into use and shall be maintained thereafter.

Reason: In the interests of residential amenity.

12. Prior to the sports centre hereby approved being brought into use, all of the approved car parking spaces shall be laid out as detailed on the approved plans.

Reason: In the interests of road safety and in order to ensure the provision of appropriate car parking spaces for this facility.

13. Notwithstanding the submitted plans, details of the design and construction of all fences and walls (including details of the design of any gates) to be erected on the site shall be submitted to and approved in writing by the Planning Authority before any development commences on the site and shall be formed on site prior to the sports facility being brought into use and shall be maintained thereafter.

Reason: In order to allow the Planning Authority to control the design and construction of such features in the interests of visual amenity.

14. Notwithstanding the approved plans, a landscaping scheme (including a maintenance scheme) for this application site, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any development on site and shall be implemented not later than the next appropriate planting season after the occupation of the sports pavilion. The scheme shall include details of the provision to be made for maintenance of soft landscaped areas and shall be implemented thereafter in accordance with these details. Any trees removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of similar size or species as may be agreed in writing with the Planning Authority.

Reason: In the interests of visual amenity, to ensure that adequate open space is provided and to provide screening to adjacent residential properties.

15. Prior to any work commencing on site, details of an amended car park layout which includes provision for parent and child car parking shall be submitted to and approved in writing by the Planning Authority. The approved car parking layout shall be implemented on site prior to the sports facility being brought into use and shall be maintained thereafter.

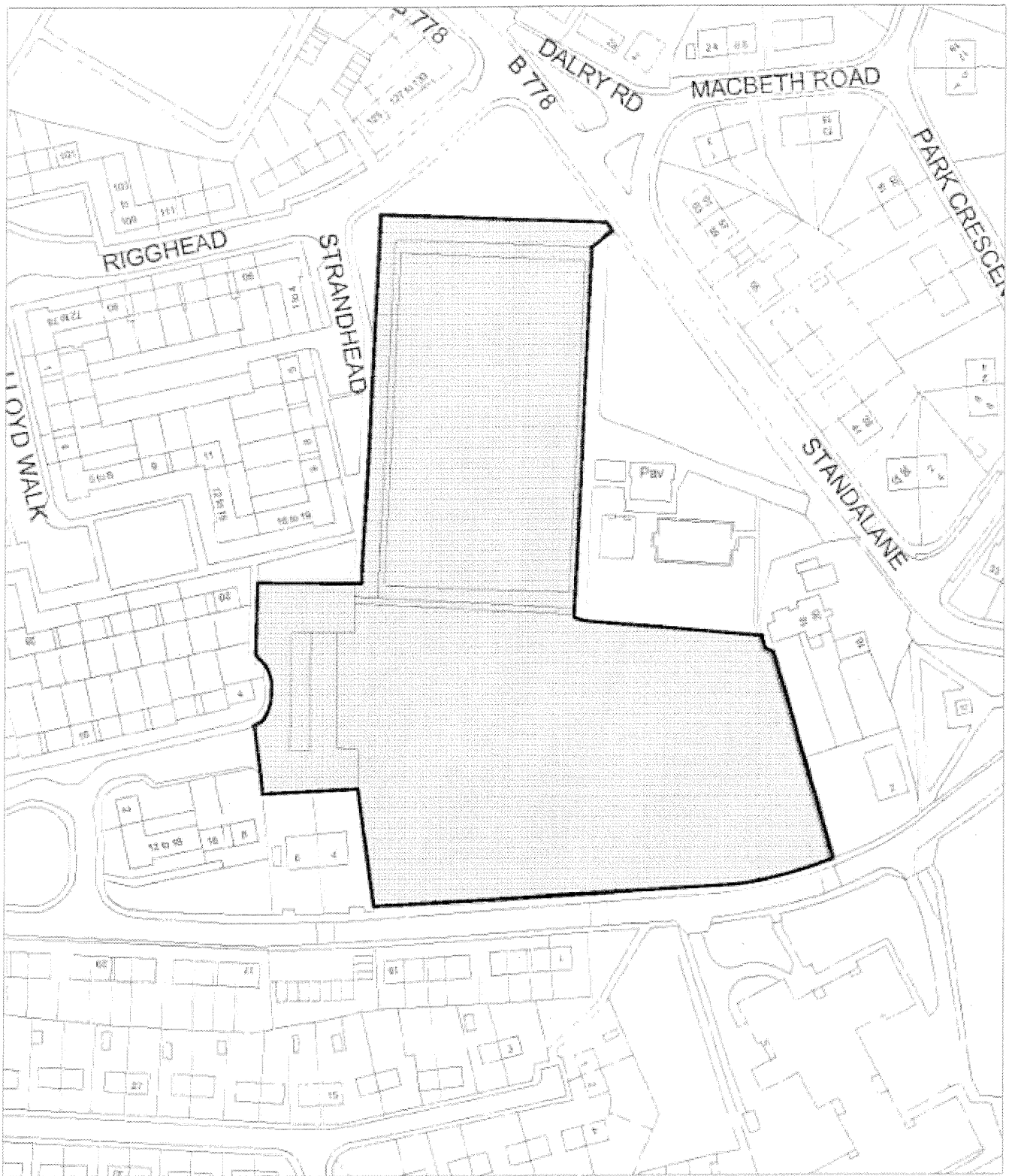
Reason: In order to ensure appropriate car parking provision for the sports facility.


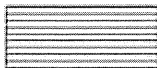
#### Advisory Notes to Applicant

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 license 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 applicant shall make early contact with Scottish Water on 0845 601 8855. The applicant should ensure that prior to development commencing on site, they have secured agreement from Scottish Water regarding the suitability of all proposed drainage connections and the suitability of the existing infrastructure to accommodate such connections.
3. The developer shall 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.
4. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific agreements 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.
5. The applicant shall make early contact with Scottish Water Developer Services, Clyde House, 419 Balmore Road, Glasgow, G22 6NU, regarding sewer and water connections.
6. The applicant shall make contact with East Ayrshire Council's Roads and Transportation Service at Greenholm Street, Kilmarnock or on 01563 573568 with regard to any traffic management or road construction works administered by that Service. The applicant is also advised that the Council's Roads Service have stated that surface water should not run off the car park area to the public carriageway.
7. The applicant is advised to contact Scottish Power and Scotland Gas Networks to confirm if the proposal is likely to affect any of their apparatus.
8. If any suspected contamination is discovered, the Council shall be informed accordingly along with any required remedial measures formulated to address the risk of exposure to key receptors.

## REASON FOR DECISION

The proposed development is compliant with the terms of the development plan and, subject to the use of appropriate conditions, can be provided in a manner suitably accommodating the material conditions.



<p>Title/Location     <b>Strandhead Park</b></p> <p>                           <b>Stewarton</b></p> <p>                           <b>Application No. 10/0023/PP</b></p>	<p><b>East Ayrshire Council</b></p> <p>Department of Neighbourhood Services          Planning &amp; Economic Development Service</p> <p>6 Croft Street          Kilmarnock KA1 1JB</p> <p>Tel (01563) 576790     Fax (01563) 576774          E-Mail : <a href="mailto:Planning@east-ayrshire.gov.uk">Planning@east-ayrshire.gov.uk</a></p> <p>Com Date: 24/06/2010</p> <div style="text-align: right;">  </div>
<p>Key</p> <div style="display: flex; align-items: center;">  <p><b>Application Site</b></p> </div>	

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