

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 25 FEBRUARY 2011

**10/0954/PP : ERECTION OF REPLACEMENT PRIMARY SCHOOLS WITH
ASSOCIATED PARKING, LANDSCAPING, PLAYGROUND AND
REFURBISHMENT OF EXISTING LIBRARY AND COMMUNITY CENTRE**

**AT PATNA PRIMARY SCHOOL, 32 CARNSHALLOCH AVENUE, PATNA
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=10/0954/PP>

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the erection of a new educational campus to accommodate St Xavier's Primary School, Patna Primary School and Patna Nursery and the special needs learning centre within one new building in a dedicated campus. The nursery school in Patna is currently accommodated within classrooms of the existing primary school.

1.2 The existing Patna Primary School is currently located on site in the west of the site and this building will be demolished once the new school campus is operational making way for the school play grounds and playing fields. The new school building will therefore be constructed in the interim and it will be located to the east of the site. St Xavier's Primary School is currently located in the village of Waterside.

1.3 The new building will be of irregular shape and school accommodation will all be provided at ground floor level with a curved feature accommodating the nursery school in an overall irregular shaped single storey building which will provide purpose built accommodation to the pupils of the existing two schools. The nursery school will be provided within a dedicated part of the new building to the north west with its own playground. The school building will also now as part of this proposal, have an attached link to both the community centre and public library.

1.4 The library and community centre refurbishment works will comprise the demolition of the hall that is currently attached to the community centre and improvement works comprising insulation, re-rendering and external alterations to the fenestration arrangement of windows and doors in addition to new windows.

1.5 The roofs of the new campus will comprise various monopitches and proposed external materials comprise an aluminium standing seam roof, facing brick with feature roller shutter panels finished in bright colours throughout the various elevations. The elevations incorporate extensive areas of timber framed glazing and after hours, brightly coloured roller shutters will protect all low level window screens. 1.2 metre high galvanised metal fencing will enclose the courtyard areas and a 1.8metre high fence will provide perimeter security fencing. Various pedestrian entrances will be provided for the nursery school, infants, upper primary school and St Xavier's, and all entrances will be accessible with accessible parking spaces allocated close to the pedestrian entrances with doors having door assist buttons for ease of access. Car parking will be provided within the site close to the main entrances for the schools with a total of 87 spaces including 8 accessible spaces. The car parks will include a "drop off" area close to the school entrance doors.

1.6 Areas for waste management will be provided within the site and a separate access is also proposed for deliveries.

1.7 A supporting statement has been submitted by the applicants which advises that this site has been selected as it is centrally located within the existing community, supporting easy walking access for many pupils, it is adjacent to bus routes and is also next to other existing community facilities to allow the development of a new community campus. The design has been developed following various workshops including the school and community facility staff and incorporates various design features that have proved successful at other schools. This includes courtyard play areas to provide sheltered, safe play areas for the nursery, support needs base and to provide an outdoor space adjacent to the dining hall for the enjoyment of packed lunches in a garden environment. The design has also followed the principle that the two primary schools will have their own classroom accommodation, sharing common facilities such as dining hall/gym hall/assembly/IT, science, technical and music rooms and a car park for use in conjunction with the playing field out of school hours.

1.8 Under the new planning legislation and procedures that were introduced on 3 August 2009, the applicants undertook a 12 week Pre Application Consultation programme with the local community. Two public meetings were held on 23 August 2010 and 22 September 2010 at Patna Community Centre and the applicant's agent has advised that 5 feedback questionnaires highlighted points concerning the use of bright colours, a reduced speed limit, the provision of a learning sensory area, kitchen garden and swing area and concern from a

neighbouring occupant that disabled parking bays could cause access issues on the surrounding road network. The applicant's agent advises that the comments received where possible have been taken into account in this application. Colour will be an important feature internally and colour is also proposed on the building exterior, sufficient parking within the site will reduce traffic and parking on surrounding streets and the playground will incorporate both soft and hard landscaping in addition to an eco-garden. The applicant's agent has also confirmed that the location of accessible parking will take the position of existing driveways in houses opposite, into account.

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 campus has been designed and sited to provide a community facility centrally within the settlement of Patna. The overall scale of the building has been reduced by its single storey design and monopitch roofs 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 for reasons other than the principle of the development, it will not require to be referred to the Council as there would be no significant breach of 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.

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 25 FEBRUARY 2011

10/0954/PP : ERECTION OF REPLACEMENT PRIMARY SCHOOLS WITH ASSOCIATED PARKING, LANDSCAPING, PLAYGROUND AND REFURBISHMENT OF EXISTING LIBRARY AND COMMUNITY CENTRE

**AT PATNA PRIMARY SCHOOL, 32 CARNSHALLOCH AVENUE, PATNA
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 a planning application 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 2.3 hectares in area and comprises the site of the existing Patna Primary School and community centre and library within the village of Patna within the Doon Valley. The application site is surrounded by the existing school playing field to the north west, residential properties to the north east and south east, tennis courts and residential properties to the south, and residential properties and Whitehill woodland to the south west.

2.2 **Proposed Development:** Planning permission is sought for the erection of a new educational campus to accommodate St Xavier's Primary School, Patna Primary School and Patna Nursery and the special needs learning centre within one new building in a dedicated campus. The nursery school in Patna is currently accommodated within classrooms of the existing primary school.

2.3 The existing Patna Primary School is currently located on site in the west of the site and this building will be demolished once the new school campus is operational making way for the school play grounds and playing fields. The new school building will therefore be constructed in the interim and it will be located to the east of the site. St Xavier's Primary School is currently located in the village of Waterside.

2.4 The new building will be of irregular shape and school accommodation will all be provided at ground floor level with a curved feature accommodating the nursery school in an overall irregular shaped single storey building which will provide purpose built accommodation to the pupils of the existing two schools. The nursery school will be provided within a dedicated part of the new building to the north west with its own playground. The school building will also now as part of this proposal, have an attached link to both the community centre and public library.

2.5 The library and community centre refurbishment works will comprise the demolition of the hall that is currently attached to the community centre and improvement works comprising insulation, re-rendering and external alterations to the fenestration arrangement of windows and doors in addition to new windows.

2.6 The roofs of the new campus will comprise various monopitches and proposed external materials comprise an aluminium standing seam roof, facing brick with feature roller shutter panels finished in bright colours throughout the various elevations. The elevations incorporate extensive areas of timber framed glazing and after hours, brightly coloured roller shutters will protect all low level window screens. 1.2 metre high galvanised metal fencing will enclose the courtyard areas and a 1.8metre high fence will provide perimeter security fencing. Various pedestrian entrances will be provided for the nursery school, infants, upper primary school and St Xavier's, and all entrances will be accessible with accessible parking spaces allocated close to the pedestrian entrances with doors having door assist buttons for ease of access. Car parking will be provided within the site close to the main entrances for the schools with a total of 87 spaces including 8 accessible spaces. The car parks will include a "drop off" area close to the school entrance doors.

2.7 Areas for waste management will be provided within the site and a separate access is also proposed for deliveries.

2.8 A supporting statement has been submitted by the applicants which advises that this site has been selected as it is centrally located within the existing community, supporting easy walking access for many pupils, it is adjacent to bus routes and is also next to other existing community facilities to allow the development of a new community campus. The design has been developed following various workshops including the school and community facility staff and incorporates various design features that have proved successful at other schools. This includes courtyard play areas to provide sheltered, safe play areas for the nursery, support needs base and to provide an outdoor space adjacent to the dining hall for the enjoyment of packed lunches in a garden environment. The design has also followed the principle that the two primary schools will have their own classroom accommodation, sharing common facilities

such as dining hall/gym hall/assembly/IT, science, technical and music rooms and a car park for use in conjunction with the playing field out of school hours.

2.9 Under the new planning legislation and procedures that were introduced on 3 August 2009, the applicants undertook a 12 week Pre Application Consultation programme with the local community. Two public meetings were held on 23 August 2010 and 22 September 2010 at Patna Community Centre and the applicant's agent has advised that 5 feedback questionnaires highlighted points concerning the use of bright colours, a reduced speed limit, the provision of a learning sensory area, kitchen garden and swing area and concern from a neighbouring occupant that disabled parking bays could cause access issues on the surrounding road network. The applicant's agent advises that the comments received where possible have been taken into account in this application. Colour will be an important feature internally and colour is also proposed on the building exterior, sufficient parking within the site will reduce traffic and parking on surrounding streets and the playground will incorporate both soft and hard landscaping in addition to an eco-garden. The applicant's agent has also confirmed that the location of accessible parking will take the position of existing driveways in houses opposite, into account.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Service have no objections subject to conditions requiring the following:-

1. No surface water to discharge onto the public road
2. All gates to open inwards away from the public road
3. Technical details for parking, road markings, speed table relocation and barriers are to be agreed further with the council's Roads and Transportation Service.
4. The existing speed table to be relocated at the applicant's expense including construction costs, advertising the amended Traffic Order and making good the existing road surface
5. The submission and agreement of a Construction Traffic Management Plan and permit requirements with the Roads Network Manager three months prior to starting on site.

Items 1, 2 and 5 can be incorporated as planning conditions should Members choose to grant consent and items 3 and 4 will be controlled by the Council's Roads and Transportation Service under the relevant roads legislation. The applicant can be advised to make early contact with the Council's Roads and Transportation Service.

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 have no objections subject to the imposition of standard conditions on noisy work and noise levels from the construction site, the disposal of construction waste and drainage.

These matters can be conditioned or incorporated as an advisory note should Members choose to grant consent or are matters that Environmental Health can control under their own legislation. The Council's Contaminated Land Officer has responded separately as detailed in Section 3.4 below.

3.4 East Ayrshire Council's Environmental Health Service (Contaminated Land Officer) initially requested a planning condition requiring a site investigation and risk assessment prior to any work being undertaken on site. During consideration of this planning application a Report was provided and subsequently, the Contaminated Land Officer has confirmed that he would no longer recommend such a planning condition and the matter will thereafter be dealt with by Building Standards during the Building Warrant process.

Noted. If Members choose to grant consent, appropriately worded planning conditions can be incorporated.

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

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

3.6 East Ayrshire Council's Legal and Regulatory Services have no comments to make on this application.

3.7 East Ayrshire Access Panel (South) and East Ayrshire Council Estates Management have not replied to their consultation at the time of writing this report.

3.8 Scottish Environment Protection Agency has no objections and noting that foul drainage is to be connected to the public sewer refers the applicant to Scottish Water. In terms of SUDs, SEPA advises that this must be dealt with in accordance with SUDs principles.

Scottish Water have not objected to this application as detailed in section 3.5 above and if Members choose to grant consent, a condition regarding SUDs can be incorporated.

3.9 East Ayrshire Council's Roads and Transportation Service (Flooding) have no comments as regards flood risk.

3.10 Patna Community Council has not replied to their consultation at the time of writing this report.

After Patna Community Council were consulted, the Planning and Economic Development Service received confirmation that Patna Community Council has now disbanded.

4. REPRESENTATIONS

4.1 No letters of representation have been received following the neighbour notification and public advertisement processes.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. 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 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 existing Patna Primary School, the buildings of which have now been demolished. As a brownfield site which is located within the settlement boundary for Patna, 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 a site used for educational purposes. It will provide a high quality educational and community campus within a modern contemporary designed building being well laid out on an integrated site.

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, 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. The issues raised by the Council's Roads and Transportation Service in section 3.1 of this report can either be addressed by planning condition or are matters which Roads can deal with under the appropriate roads legislation.

Representations Received

6.3 No representations have been received for this application.

Applicant's Supporting Statement

6.4 The applicant's Supporting Statement has been outlined in Section 2 of this report and there are no matters arising, which would warrant refusing consent.

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, will reduce the visual impact on the residential properties surrounding the site and the external design using angled monopitch roofs and

colours on the external walls will create visual interest in the surrounding area. 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 currently accommodates the existing Patna Primary School which will be demolished if this proposal obtains permission. There is no planning history which suggests that this application should be refused.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications in terms of the planning process 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 2/2009, 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 campus has been designed and sited to provide a community facility centrally within the settlement of Patna. The overall scale of the building has been reduced by its single storey design and monopitch roofs 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 for reasons other than the principle of the development, it will not require to be referred to the Council as there would be no significant breach of Council policy.

Alan Neish
Head of Planning, Development and Building Standards

17 February 2011

FMF/RH

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms and Plans.
2. Planning Application Consultation Report
3. Statutory Notices/Certificates.
4. Consultation Responses.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.

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

Implementation Officer: Dave Morris

East Ayrshire Council

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 10/0954/PP

Location	Patna Primary School 32 Carnshalloch Avenue Patna Ayr
Nature of Proposal:	Replacement single storey primary schools with associated parking, landscaping, playground and refurbishment of existing library and community centre
Name and Address of Applicant:	Asset Improvement Service Lugar Offices Rigg Road Cumnock East Ayrshire KA18 3JQ
Name and Address of Agent	Austin-Smith Lord 296 Saint Vincent Street Glasgow G2 5RU

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, landscaping details including the number, siting and type of trees, shrub and plant species shall be submitted to and approved in writing 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 any proposed floodlights shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development. The floodlights shall be switched off and shall not be in use after 10:00 pm daily.

REASON In the interests of visual and residential amenity.

5. Notwithstanding the approved plans, details of the design, height and exact siting of the waste compound areas 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 prior to the school campus being brought into operation.

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

6. Any changes to the finished floor levels, road levels and proposed ground levels in the approved plans shall be notified to and approved in writing 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 and to determine their impact on the development and area.

7. The proposed parking, drop-off point, delivery and drop-off area and bus parking bays shall be implemented prior to the new school campus being brought into use.

REASON In the interests of road safety and residential amenity.

8. Notwithstanding the approved plans and Condition 4 above details of the design and siting of all external lighting shall be submitted to and approved in writing 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.

9. 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.

10. 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 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.

11. Notwithstanding Condition 3 above, no trees shall be felled, lopped, have roots cut or be the subject of any other works without the written consent of the Planning Authority. The developer shall agree with the Planning Authority which trees are to be retained on site prior to the commencement of development approved by this permission.

REASON In the interests of the amenity of the area.

12. Notwithstanding the approved plans, no site clearance or building operations shall be commenced until chestnut pale fencing of a height not less than 1.2 metres has been erected around all the trees being retained on site. The fencing shall enclose either the area described by the limit of the spread of the branches of trees or a radius of 5 metres from the trunk of the tree whichever is the greater. Such fencing shall be maintained during the course of development and no storage, site construction parking or any other operation shall be permitted within the area thereby enclosed.

REASON To ensure the retention of the maximum number of trees on the site and their protection from damage in the interests of the amenity of the area.

13. 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.

14. 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.

15. Prior to the commencement of any works on site, details of a Sustainable Urban Drainage System and its maintenance following installation, shall be submitted to and approved in writing by the Planning Authority and the 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.

16. All waste from construction works shall be disposed of to the satisfaction of the Waste Management Authority and otherwise than by burning.

REASON In the interests of residential amenity.

17. 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 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.

18. 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.

19. All gates adjacent to the public road shall open inwards into the application site, away from the public road.

REASON In the interests of road safety.

20. No surface water shall be discharged onto the public road.

REASON In the interests of public safety.

NOTES

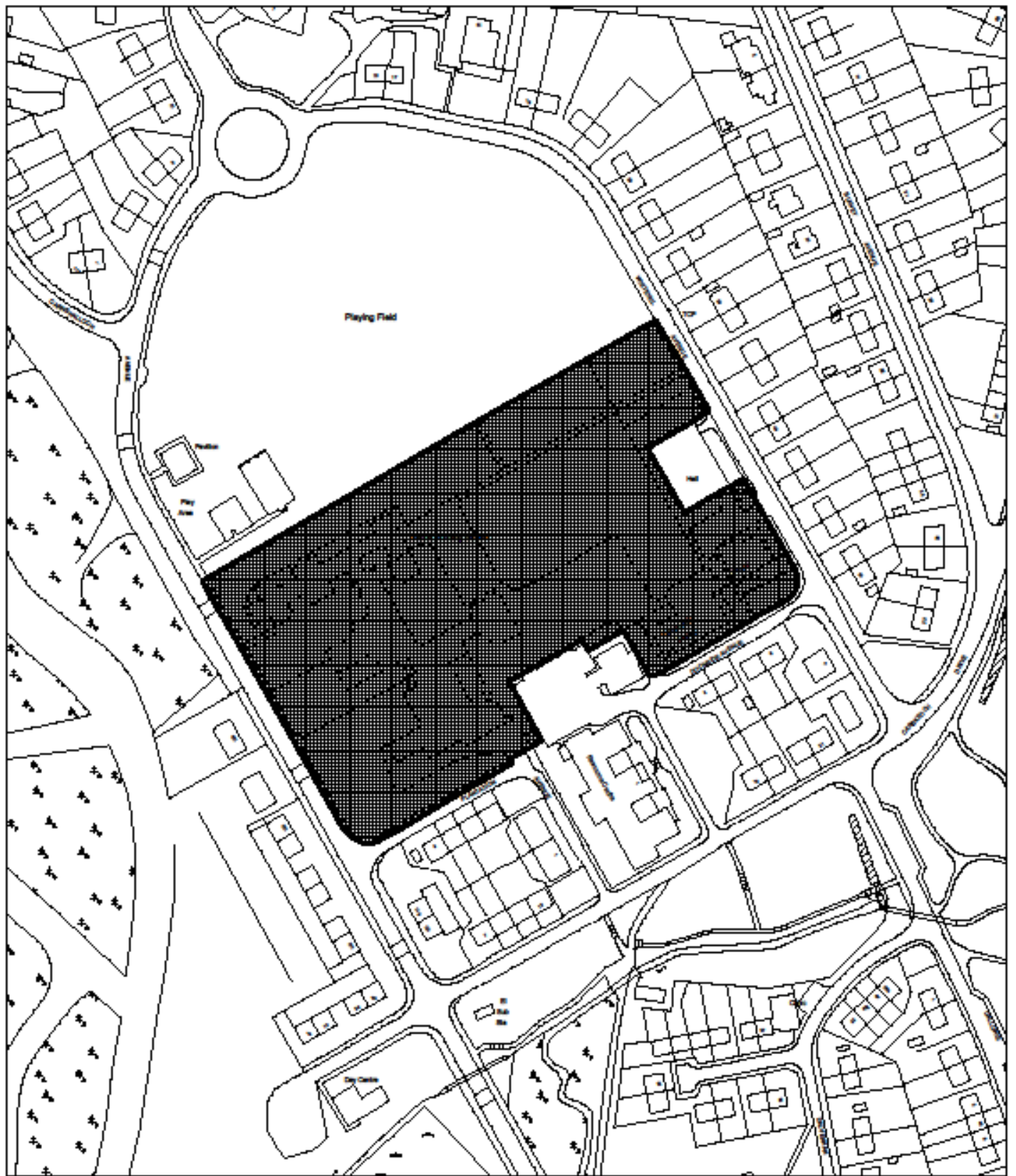
1. The applicant is recommended to make early contact with Scottish Water at 419 Balmore Road, Glasgow G22 6NU or on 0141 355 5511 regarding connection into the public water and sewerage systems.
2. The applicant is recommended to make early contact with SP Power Systems on 0845 2727 999 to discuss whether 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 and to discuss costs to relocate the speed table, the amended Traffic Order, the Construction Traffic Management Plan and making good of the existing road surface.
5. East Ayrshire Council's Environmental Health Service have advised that Noise from the works during construction should at no time cause the underlying background noise level LA90(1hour) to rise by more than 3dB(A) at the nearest noise-sensitive location and that all drainage should be completed to the satisfaction of SEPA and/or Scottish Water.
6. The applicant shall make early contact with East Ayrshire Council's Roads and Transportation Service relative to the technical design details for parking, road markings, speed table relocation and barriers. This is further to the

discussions that the Roads Service have been having with the applicant/Scott Wilson Engineers and relative to the Scott Wilson drawing no. D133907/GP12.

7. Further to Note 6 above, the applicant is strongly advised to make early contact with the Council's Roads and Transportation Service as the existing speed table requires to be relocated at the applicant's expense and this includes the costs for construction.

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 **Patna Primary School,**
32, Carnshalloch Ave, Patna
Application No. 10/0954/PP

Key



Application Site

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

Com Date: 25/2/2011



