

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 27 NOVEMBER 2009

**09/0643/PP: PROPOSED ERECTION OF A COMMUNITY BUILDING AT
WOODROAD PARK, AUCHINLECK ROAD, CUMNOCK**

APPLICATION BY WOODROAD REGENERATION FORUM LIMITED

EXECUTIVE SUMMARY

1. DEVELOPMENT DESCRIPTION

1.1 Planning permission is sought for the erection of a new community building on the site. This will require the demolition of the former café/shop building. The proposed building is of two storey construction providing a range of facilities over two floors. At ground floor level the following facilities will be provided:

- an open plan reception area and lift facility and stairway to the upper floor
- a self contained crèche
- an open plan coffee shop and associated kitchen area
- an open plan shop area
- toilets including disabled and baby changing facilities
- a soft play area.

With regard to the self contained crèche, the applicant's agent has confirmed that this element of the proposal would be operated as a separate facility, but would also be used by patrons using other facilities within the community building.

1.2 On the upper floor level the following facilities will be provided:

- a large games area / function hall (with associated bar servery)
- a kitchen
- toilets including disabled and baby changing facilities
- storage rooms and a first aid room
- an office suite and boardroom.

1.3 The form of the building is essentially rectangular over the two storey element of the building with a single storey projection on the front façade building forming the main entrance; this part of the building will accommodate the open plan reception area, shop area and coffee shop. The rear elevation accommodates a fire escape stairway from the upper floor to ground level. Both the single storey and two storey parts of the building will have curved, barn-like roofs which in design terms is meant to reflect the large arches of the listed railway viaduct.

1.4 The single storey projection is to be finished externally in Locharbriggs red sandstone, while the remainder of the building will be finished in a white render. The roofing material will be a galvanised steel sheeting with a plastisol slate blue finish. Large arched windows and entrance door feature are proposed on the façade, again reflecting the arches of the viaduct.

1.5 The proposals also include the provision of extended car parking facilities that can accommodate up to 82 cars. This will essential be accommodated on the site of the former Cumnock Swimming Pool.

2. RECOMMENDATION

2.1. It is recommended that the application be approved subject to the conditions listed in the committee report.

3. SUMMARY OF ANALYSIS

3.1 As indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application which are either supportive of the proposed development or are not of sufficient weight to justify refusal of the application.

3.2 It is considered that the proposed development will not have a detrimental impact either on the existing visual quality of the Woodroad Park, or indeed the setting of the Category A Listed Bank Railway Viaduct. The development will essentially take place on a "brownfield" area within the parkland with no significant additional uptake of the safeguarded public open space.

3.3 Notwithstanding the concerns raised by the Architectural Heritage Society of Scotland, it is considered that the design and form of the building, while being modern and utilitarian in nature, has attempted to take cognisance of its surroundings and to be respectful to the visual and architectural quality of the listed viaduct.

3.4 It is also recognised that the access road leading from its junction on Auchinleck Road, while publicly maintained is substandard with very little scope for improvement. However, cognisance has been taken in respect of the historic activities and uses within the park and in this regard, subject to appropriate conditions, there are no significant pedestrian or public road safety issues raised by the development.

3.5 The proposed development will compliment the existing projects already delivered within the park, providing the elements of indoor sporting activities while encouraging community use for a wider range of facilities. The proposal will also result in the demolition of the existing dilapidated pavilion block within the site which currently detracts for the visual amenity of the area.

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 Full 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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09/0643/PP: PROPOSED ERECTION OF A COMMUNITY BUILDING AT
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APPLICATION BY WOODROAD REGENERATION FORUM LIMITED

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application for planning permission which is to be considered by the Local Planning Committee under the scheme of delegation because the Council has an ownership interest in the site development site.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies off the north side of Auchinleck Road in Cumnock and is located within Woodroad Park, partly on and adjacent to the site of the former Cumnock Swimming Pool, now demolished. The site comprises level open space within the existing park and an existing pavilion building (formerly a café / shop), associated with the former caravan park, occupies part of the site. This building is currently boarded up and is in a dilapidated condition, detracting from the general visual amenity of the area. To the north east of the application site, the Bank Railway Viaduct sits as a focal point on the periphery of the parklands, this being a Category A Listed Building.

2.2 **Proposed Development:** Planning permission is sought for the erection of a new community building on the site. This will require the demolition of the former café/shop building. The proposed building is of two storey construction providing a range of facilities over two floors. At ground floor level the following facilities will be provided:

- an open plan reception area and lift facility and stairway to the upper floor
- a self contained crèche
- an open plan coffee shop and associated kitchen area
- an open plan shop area
- toilets including disabled and baby changing facilities
- a soft play area.

With regard to the self contained crèche, the applicant's agent has confirmed that this element of the proposal would be operated as a separate facility, but would also be used by patrons using other facilities within the community building.

2.3 On the upper floor level the following facilities will be provided:

- a large games area / function hall (with associated bar servery)
- a kitchen
- toilets including disabled and baby changing facilities
- storage rooms and a first aid room
- an office suite and boardroom.

2.4 The form of the building is essentially rectangular over the two storey element of the building with a single storey projection on the front façade building forming the main entrance; this part of the building will accommodate the open plan reception area, shop area and coffee shop. The rear elevation accommodates a fire escape stairway from the upper floor to ground level. Both the single storey and two storey parts of the building will have curved, barn-like roofs which in design terms is meant to reflect the large arches of the listed railway viaduct.

2.5 The single storey projection is to be finished externally in Locharbriggs red sandstone, while the remainder of the building will be finished in a white render. The roofing material will be a galvanised steel sheeting with a plastisol slate blue finish. Large arched windows and entrance door feature are proposed on the façade, again reflecting the arches of the viaduct.

2.6 The proposals also include the provision of extended car parking facilities that can accommodate up to 82 cars. This will essential be accommodated on the site of the former Cumnock Swimming Pool.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Scottish Power Energy Networks and Scotland Gas Networks have no objections to the application.

Noted.

3.2 Cumnock Community Council has not responded to the letter of consultation.

Noted.

3.3 The Scottish Environment Protection Agency has no objection to this planning application. We have reviewed the information provided in this consultation and it is noted that the application site (or parts thereof) lie adjacent to the 1 in 200 year (0.5% annual probability) flood envelope of the Indicative River and Coastal Flood Map (Scotland), and therefore may be at medium to high risk of flooding. Scottish Planning Policy 7: Planning and Flooding states, in paragraphs 16 and 17 respectively, that “For planning purposes the functional flood plain will generally have a greater than 0.5% (1:200) probability of flooding in any year” and “Built development should not therefore take place on the functional flood plain.”

It is noted that although part of the application site lies within the 1 in 200 year flood envelope, the proposed community building lies outwith this envelope.

SEPA would ask that a planning condition is attached to any consent requiring the discharge of surface water to the water environment to be in accordance with the principles of the SUDS Manual (C697) published by CIRIA.

A condition can be attached to any consent granted for the development to meet the requirements of SEPA.

3.4 East Ayrshire Environmental Roads and Transportation Division has indicated that it has taken into account the previous usage of the park with swimming pool, playground, caravan park etc. which did not cause any major traffic issues in the area. The road is publicly maintained but is narrow with some footways, passing areas, raised junction, road humps and street lighting. There is little scope for improvement at the access from Auchinleck Road. The Division would have concerns about damage to the road by construction traffic and would recommend the introduction of a 20mph limit in view of the proposed scheme. The Division also recommends that alterations to the Auchinleck Road junction by provision of a half box junction. Consequently the Division has no objections to the proposed development subject to the following conditions:

1. A 20mph speed limit will require to be promoted for the Woodroad in the interests of road safety due to the increased usage of the road as a result of this development. The applicant will be required to recompense the Council the cost of promoting the order and the implementation of the order including installation of signage etc.
2. A half box junction will require to be provided on Auchinleck Road at the junction with Woodroad. The applicant will require to arrange the removal of the existing "Keep Clear" and provision of the half box junction or recompense the Council for carrying out the work.
3. Under section 96 of the Roads (Scotland) Act 1984, the applicant will be required to recompense the Council for any repairs necessary required to Woodroad as a result of any damage caused to the road/verges/street furniture etc by construction traffic in connection with the proposed community building.
4. Within the 82 parking places indicated in the application, 2 spaces should be allocated for coach parking, a minimum of 5 spaces should be allocated for disabled car parking and cycle storage should be provided for a minimum of 10 cycles.
5. Roads would recommend the provision of a segregated footpath/cycleway along the section of Woodroad where there is none at present in the interests of road safety.

Appropriate conditions or notes can be attached to any consent granted for the development to meet the requirements or recommendations of the Roads and Transportation Division.

3.5 East Ayrshire Environmental Health Division states that it has no objection in principle to the application being approved, and would offer the following comments:

1. Noisy work on the site during construction should be restricted to 7am to 7pm Monday to Friday, 8am – 1pm on a Saturday, and no noisy work on a Sunday.
2. 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), measured at the nearest noise-sensitive location.
3. All waste arising from the works should be disposed of to the satisfaction of the Waste Management Authority and otherwise than by burning.
4. All drainage should be completed to the satisfaction of Scottish Water and/or SEPA
5. The Team Leader (Food Safety) has indicated that he would wish to see further, more detailed plans of the proposed kitchens, coffee shop and bar area.
6. Our Contaminated Land Officer has not identified any specific area of concern but has suggested the inclusion of a general caveat on any conditions of approval to the effect that if any unsuspected contamination is encountered during the proposed works, the Council should be informed accordingly along with any required remedial measures formulated to address the risk of exposure to key receptors and subsequent confirmation of completion of works.

Appropriate conditions or notes can be attached to any consent granted for the development to meet the requirements or recommendations of the Environmental Health Division.

3.6 The Architectural Heritage Society is concerned that the proposals as they are currently presented do not meet the requirements and standards appropriate to this site. However, the proposal to have such a centre is supported. It is important that the aspirations of the community, as reflected in the statement by the Woodroad Regeneration Forum, and as also discussed elsewhere, such as the (Knockroon?) masterplan, are met as far as possible. If the proposals are taken further, taking into consideration the issues raised, a more satisfactory outcome should be possible.

The comments of the AHSS are noted. However, the application requires to be considered on its merits. Further, since the application is being promoted by the Woodroad Regeneration Forum, it is assumed that that the development as proposed meets with the Forum's aspirations for a revitalised Woodroad Park and will be complimentary to the other projects undertaken by the Forum.

3.7 Cumnock and Doon Valley Access Panel has been consulted but comments have not yet been received at the time of writing this report.

Noted.

3.8 SportScotland states that the proposed erection of a community building will significantly improve the appearance of the park at this location and provide an element of internal sports in the park. The existing building is in a delapidated condition and has a detrimental impact on the appearance of the park. SportScotland has no objections to the community building in principle but would

like to advise that the games hall area has markings for a badminton court and what appears to be a basketball court. However the hall is not large enough to cope with either basketball or badminton. Badminton courts required a 2m run off behind each base line and a ceiling height of 7.6m. If a competitor were to injure themselves by running into the wall behind the baseline then the operator would be liable. Although the area can be used for a variety of activities such as dance classes, martial arts etc the area is not large enough to cope with most indoor sports. Therefore SportScotland would advise against court markings.

In response to the comments made by SportScotland, the applicant's agent has indicated that the large hall area will have no floor markings; lines shown are indicative only and were shown to allow members of the committee to have a better idea of space/floor area. This area will house table tennis and table football together with other table games.

3.9 East Ayrshire Legal Services has no comment to make on the application.

Noted.

4. REPRESENTATIONS

4.1 One letter of representations has been received which raises objections to the proposed development. The points of objection are summarised as follows:

4.2 There must be some serious concerns regarding the access to the Woodroad area in general from Auchinleck road. This is the only suitable entrance and exit point to Woodroad Park. The development proposed would appear to require a car parking facility to accommodate approximately 80 vehicles and presumes a fairly high volume of traffic entering and exiting to use the proposed facility on what is an inadequate road with no prospect of creating suitable and safe sightlines at the junction. The increased volume of road traffic is a hazard to users.

As indicated in the consultation response from the Roads and Transportation Division, it has taken into account the previous usage of the park with swimming pool, playground, caravan park etc. which did not cause any major traffic issues in the area. The road is publicly maintained but is narrow with some footways, passing areas, raised junction, road humps and street lighting. The Division further acknowledges that there is little scope for improvement at the access from Auchinleck Road. Notwithstanding this, subject to the imposition of conditions in any consent granted from the development, the Division has not objected to the development on road safety or pedestrian safety grounds.

4.3 The proposed development detracts from the existing leisure and recreational use of Woodroad Park. There are very few, if any, locations within the proximity of the town centre where members of the public can enjoy a country setting and take the advantage of walks and play areas.

The proposed community building will essentially occupy a part of the Woodroad Park presently occupied by the pavilion building (former café / shop) and previously occupied by the former swimming pool. In this regard, the development is essentially taking place on a “brownfield” site and will not result in any significant loss of open space. Furthermore it is not considered that the proposal will detract from the existing recreational and leisure use of the Woodroad Park, but rather will compliment it by providing an element of indoor sports and recreational activities.

4.4 The need for this development at this location is questioned. There are currently in the region of 16 commercial premises in Cumnock town centre which are presently vacant and could be utilised either together or separately to perform the functions which the proposed development is designed for.

While the objector's point in this regard is respected, the development as proposed in this application requires to be considered on its own merits.

4.5 There are already, within the town centre crèche facilities, a soft play area, meeting places, cafes, shops and restaurant facilities all capable of meeting the needs of the local community within a town centre location. The local YIP World facility is equipped with pool tables and provides recreational activities for youngsters in the community.

An objection made on the basis of adequate existing provision of facilities or on the basis of competition are not valid grounds of objection or material to the consideration of this application.

4.6 The proposed sport facility has no changing / shower facilities which other facilities have.

Noted.

4.7 Woodroad Park is on the periphery of the residential areas of the town of Cumnock and the development is sited in an isolated location a considerable walk from the residential areas, with considerable wooded and overgrown areas. This presents real risks of harm to pedestrians, old and young.

The point made by the objector is respected and noted, but the inferences made in terms of public safety is essentially a matter of policing.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

Ayrshire Joint Structure Plan

5.1 There are no specific policies in the Structure Plan relevant to this proposal.

East Ayrshire Local Plan

5.2 Policies TLR8, TLR9, RTC1, RTC7 and CS6 are relevant to this proposed development.

The community building is proposed in Woodroad Park, an area of safeguarded open space in at out of centre location in Cumnock. Given that the proposed site is on the site of the former outdoor swimming pool and existing dilapidated pavilion / café building, it is considered that the proposed development will not impact on the current amenity and leisure value of the Woodroad Park. Therefore the proposal is acceptable with regards to the safeguarded open space policies TLR8, TLR9 and CS6

The proposal is primarily for Class 11 (assembly and leisure) use, but also incorporates elements of Class 1 (retail) and Class 3 (food and drink) use. These uses are included within Schedule 5 of the Local Plan and directs all three uses firstly to town centres and secondly to edge of centre locations, in preference to out-of-centre locations. However, it is considered that these uses are ancillary to the main use of the proposed building under Class 11 and do not present significant conflict with policies RTC1 and RTC7.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Alteration to the East Ayrshire Local Plan (finalised version with modifications)

6.1 Policies CS6, RTC1 and RTC9 are relevant to this proposed development.

The community building is proposed in Woodroad Park, an area of safeguarded open space in at out of centre location in Cumnock. Given that the proposed site is on the site of the former outdoor swimming pool and will not impact on the current amenity and leisure value of the Woodroad Park, it is considered that the proposal is acceptable with regards to the safeguarded open space policy CS6 of the alteration to the local plan.

The proposal is primarily for Class 11 (assembly and leisure) use, but also incorporates elements of Class 1 (retail) and Class 3 (food and drink) use. As these uses are included within Schedule 6(i) of the Alteration, RTC1 of the plan directs all three uses firstly to town centres and secondly to edge of centre locations, in preference to out-of-centre locations. However, it is considered that these uses are ancillary to the main use of the proposed building under Class 11 and do not present significant conflict with policies RTC1 and RTC9.

Given that there are outstanding objections to RTC1 of the Alteration to the Local Plan, it is considered that greater weight should be given to the adopted local plan in the determination of this particular application.

Consultations Responses

6.2 There are no consultation responses that would suggest that the application should be refused.

Representations

6.3 It is considered that the representations made either can be addressed through the imposition of appropriate conditions, are not valid grounds of objection or are not of sufficient weight to justify refusal of the application.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 The Council has an ownership interest in the application site and therefore financial and legal implications will arise in the concluding of a lease for the site between the Council and the applicant.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application which are either supportive of the proposed development or are not of sufficient weight to justify refusal of the application.

8.2 It is considered that the proposed development will not have a detrimental impact either on the existing visual quality of the Woodroad Park, or indeed the setting of the Category A Listed Bank Railway Viaduct. The development will essentially take place on a "brownfield" area within the parkland with no significant additional uptake of the safeguarded public open space.

8.3 Notwithstanding the concerns raised by the Architectural Heritage Society of Scotland, it is considered that the design and form of the building, while being modern and utilitarian in nature, has attempted to take cognisance of its surroundings and to be respectful to the visual and architectural quality of the listed viaduct.

8.4 It is also recognised that the access road leading from its junction on Auchinleck Road, while publicly maintained is substandard with very little scope for improvement. However, cognisance has been taken in respect of the historic activities and uses within the park and in this regard, subject to appropriate conditions, there are no significant pedestrian or public road safety issues raised by the development.

8.5 The proposed development will compliment the existing projects already delivered within the park, providing the elements of indoor sporting activities while encouraging community use for a wider range of facilities. The proposal will

also result in the demolition of the existing dilapidated pavilion block within the site which currently detracts for the visual amenity of the area.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions listed in 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 Full Council as this would not constitute a significant breach of policy.

Alan Neish
Head of Planning and Economic Development

19 November 2009
HM/HM
FV/AN

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Letter of representation
4. Approved Ayrshire Joint Structure Plan (1999).
5. Adopted East Ayrshire Local Plan (2003).
6. Alteration to the East Ayrshire Local Plan (Finalised Version with Modifications 2009)

Anyone wishing to inspect the above background papers should contact Mr. Hugh Melvin on 01563 555481.

Implementation Officer: Dave Morris

Form TP24

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 09/0643/PP

Location	Woodroad Park, Auchinleck Road, CUMNOCK
Nature of Proposal:	Proposed erection of a community building
Name and Address of Applicant:	Woodroad Regeneration Forum Limited, First Floor, 61 Glaisnock Street, CUMNOCK
Name and Address of Agent	John Mair, Stairhill, Stair, MAUCHLINE

DPO's Ref:
PPO's Ref: Hugh Melvin

The above PLANNING PERMISSION application should be granted subject to the following conditions:

1. The proposed community building hereby approved shall not be brought into use until:
 - (i) a 20mph speed limit has been promoted and is operational for the Woodroad access road. in the interests of road safety due to the increased usage of the road as a result of this development. The costs of promoting such an order, including the provision of necessary signage shall be borne by the applicant.
 - (ii) a half box junction has been provided on Auchinleck Road at the junction with the Woodroad park access road. The costs associated with the provision of the half box junction shall be borne by the applicant.

REASON – In the interests of pedestrian and public road safety.

2. Prior to the commencement of development on site, the applicant shall submit to, and have approved by the Planning Authority in consultation with the Roads Authority, details of the construction and finish of the proposed extended car parking area including any proposed associated landscaping to be provided. The car parking layout shall incorporate a minimum of 5 disabled parking spaces and two coach parking space.

REASON – To ensure adequate and appropriate parking provision to serve the proposed development.

3. Prior to the commencement of development on site, the applicant shall, together with the Roads Authority, undertake a joint inspection of the Woodroad park access road, in order to establish the condition of the road prior to works commencing on site.

REASON – To establish a baseline condition for the access road in the event that damage to the road occurs as a result of its usage by construction traffic.

4. Prior to the commencement of development on site, the applicant shall submit to, and have approved by the Planning Authority, details of the provision of a segregated footpath/cycle way along the section(s) of the Woodroad access road where there is none at present. The approved details shall thereafter be implemented in full prior to the proposed building being brought into use.

REASON – in the interests of pedestrian and public road safety.

5. Prior to the commencement of development, the developer shall submit to and have had approved by the Planning Authority, details of the proposed roof finishing material, including colour, to be used in the roof finish of the proposed community building.

REASON – In the interests of visual amenity.

6. Prior to the commencement of development, the developer shall submit to and have had approved by the Planning Authority, details of the proposed external wall finishing materials of the proposed community building.

REASON – In the interests of visual amenity.

7. Prior to the commencement of development on site, the applicant shall submit to and have had approved by the Planning Authority a landscaping plan for the development site including any landscaping treatments to the proposed car parking area and proposed refuse storage areas.

REASON – In the interests of visual and residential amenity

8. No development works on the proposals hereby approved shall have started on site prior to there having been submitted to the Planning Authority full details of the Sustainable Urban Drainage system (SUDS) to be installed, including any safety fencing to be erected. Furthermore, no development works shall have started on the site prior to a program for the future management of the SUDS and written confirmation of the acceptability of its design to Scottish Water and SEPA, having been submitted to and approved by the Planning Authority and all necessary permissions having been received.

REASON – To ensure an appropriate means of addressing surface water run off in the interests of public health and safety.

9. At all times during the development of the site, the developer shall ensure that access roads leading to the site shall be maintained free of mud and other materials carried from the site. This should involve the prompt sweeping up of deposited materials when required; or the use of alternative measures to be agreed by the Planning Authority. In addition, the developer shall ensure that waste materials generated within the development site are stored/collected so as to prevent their dispersal outwith the site.

REASON – In the interests of road safety and residential amenity.

10. Construction works on site shall not be carried out prior to 0800 hours and after 1700 hours on Mondays to Saturdays, and not at any time on Sundays. 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), measured at the nearest noise-sensitive location.

REASON – To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of amenity.

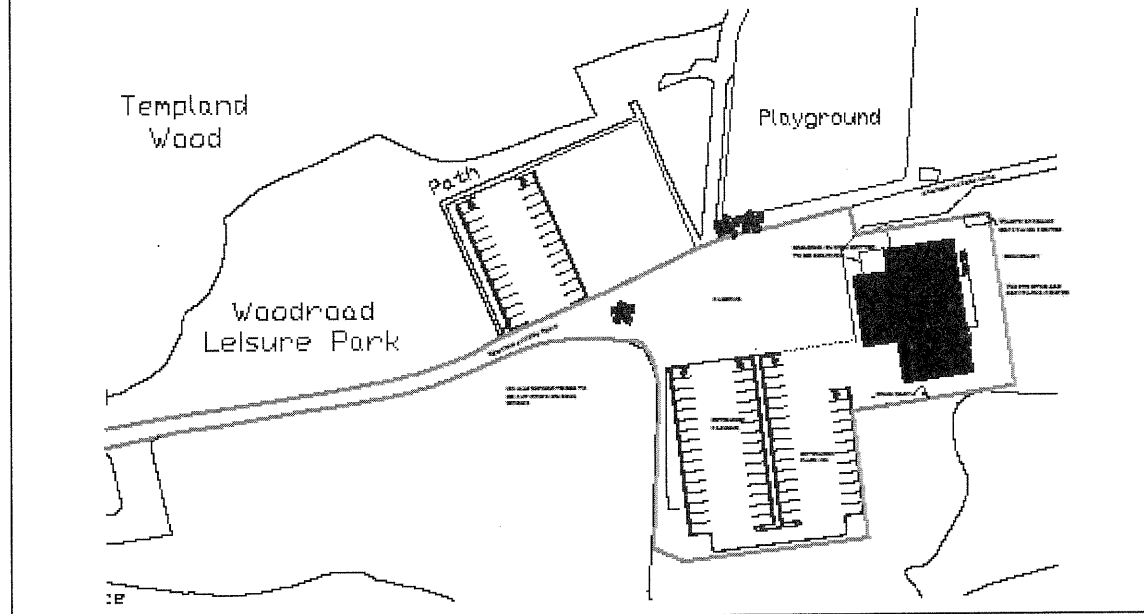
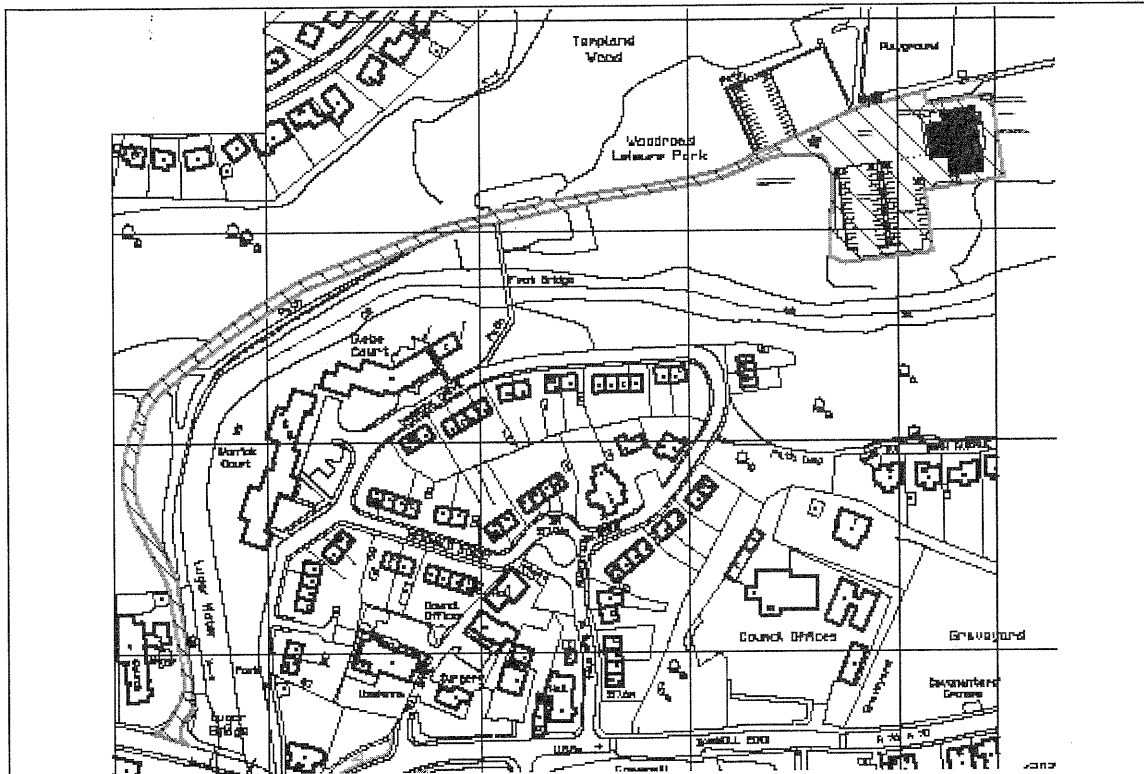
11. If ground contamination is encountered during construction works work shall immediately cease and the Council immediately notified. No further development shall begin on site until a comprehensive contaminated land investigation has been submitted to, and approved in writing by, the Planning Authority. The investigation shall be conducted in line with BS 10175: 2001 code of practice for “The investigation of potentially contaminated sites” and will contain details of proposals to deal with contamination (if present) to include:
 - (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 use proposed.
 - (iv) Measures to deal with unsuspected contamination discovered during construction works.

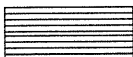

REASON: To ensure potential risks arising from previous site uses have been fully assessed.

12. Should contamination be present in terms of Condition 15 above, prior to any further site development, the developer shall submit a report, confirming that the remedial works have been carried out in accordance with the remediation plan.

NOTES TO APPLICANT

1. East Ayrshire Council Roads and Transportation Division has advised that Construction Consent will be required for the formation of the half box junction. The Division can be contacted on Tel 01563 555330.
2. The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency regarding drainage of the site and to confirm the 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 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.
4. The applicant should make early contact with Power Systems and Transco with regard to the protection or diversion of apparatus that may be affected by the proposed development.
5. All waste to be removed from the site (construction waste etc.) shall be removed by a licensed waste carrier to an appropriately licensed or exempted site.



<p>Title/Location Woodroad Park, Cumnock Application No. 09/0643/PP</p>	<p>East Ayrshire Council Planning & Economic Development Division, 6 Croft Street Kilmarnock KA1 1JB Tel: (01563) 576790 Fax: (01563) 576774 E-Mail : Planning@east-ayrshire.gov.uk Com Date: 27/11/2009 Checked By</p>
<p>Key</p>  <p>Application Site</p>	

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