

## **EAST AYRSHIRE COUNCIL**

**CENTRAL LOCAL PLANNING COMMITTEE: 30 JUNE 2006**

**06/0381/RM: RESIDENTIAL DEVELOPMENT FOR 90 DWELLINGS  
AT THE FORMER KILMARNOCK INFIRMARY SITE, HILL  
STREET/GARDEN STREET/PORTLAND STREET, KILMARNOCK  
BY REGENCY HOMES**

**Report by Head of Planning, Development and Building Standards**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 This reserved matters application for 90 dwellings essentially amends the previous reserved matters application for 91 dwellings granted consent on 12 November 2004 by the Central Local Planning Committee.

The main changes comprise the following matters:

- Number of apartments reduced from 91 to 90.
- The four pavilion blocks reduced by a full storey in height and the construction of a new mono-pitch roof design.
- The extent of the slate roof extended to top of block 5 – now 2 storey in height at the corner block and penthouse has been divided into two penthouses.
- The northern building of block 5 adjacent to the proposed access has a mono-pitch roof.

#### **2. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheets.**

#### **3. CONCLUSIONS**

3.1 As indicated in section 5 of this report, the application is 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.

3.2 As indicated in Section 6 of the report, there are other material considerations and they are supportive of the development. The consultees have not raised any adverse comments and there are no objections to the

development. In fact St Joseph's Church Committee have submitted a letter of support regarding the proposed alterations.

3.3 It is considered that the proposed alterations in terms of the roof design will compliment the modern contemporary buildings. The reduction in the height of the pavilions from 5 storey to 4 will further enhance the setting and development frame of St Joseph's. The introduction of a further storey to block 5 will not prevent the previous objective of maintaining views from Kilmarnock Station. The development will provide an important and enduring addition to Kilmarnock's built environment. It will add considerably to the amenity of the area by developing a derelict vacant site and replacing it with a well designed modern housing development.

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee because there would be no significant breach of Council policy.

**Alan Neish**  
**Head of Planning, Development and Building Standards**

**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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### 1. Purpose of Report

1.1 The purpose of this report is to present for determination a reserved matters application which is to be considered by the Central Local Planning Committee as it is an application of area significance.

### 2. Application Details

2.1 **Site Description:** The application site extends to some 1.15 hectares in area and is the site of the former Kilmarnock Infirmary. The site occupies an elevated position to the north end of the town centre which is presently derelict and overgrown with the last infirmary building, which was listed, being demolished in the late 1990's. The site is surrounded to the north by St Joseph's Church, a Chinese restaurant, public house and residential flats, to the south by Hill Street, Kilmarnock Railway Station and the buildings of United Distillers and to the east by Garden Street, beyond which is the B listed former West High Kirk and commercial buildings one of which was formally Weirs of Portland Street. The site slopes down north west and south east towards Portland Street and is currently bound by various boundary treatments comprising natural stone and brick. Ground works have commenced on site.

2.2 Outline planning permission was granted on 02 August 2002 for "Proposed Class 4 Offices and Flatted Residential Development" by the Central Local Planning Committee Ref. No. 01/0559/OL

2.3 **Proposed Development:** This reserved matters application for 90 dwellings essentially amends the previous reserved matters application for 91 dwellings granted consent on 12 November 2004 by the Central Local Planning Committee.

The main changes comprise the following matters:

- Number of apartments reduced from 91 to 90.
- The four pavilion blocks reduced by a full storey in height and the construction of a new mono-pitch roof design.

- The extent of the slate roof extended to top of block 5 – now 2 storey in height at the corner block and penthouse has been divided into two penthouses.
- The northern building of block 5 adjacent to the proposed access has a mono-pitch roof.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have indicated that the roads are substantially the same as the previous application except with regard to landscaping and the extent of the adopted road. They have indicated that any planting within the 2 metre service strip will be subject to removal should access to buried services be required. There is no obligation on the part of the utility service involved in such activity to replace any landscape planting. The planting of trees closer than 5 metres from the carriageway will require amendment. Planting in the service strip at road junctions should be restricted to ensure that there will be no overhanging of the carriageway nor effect on the sightline visibility, when the vegetation reaches mature growth.

***The comments of the Roads Division are noted and will be taken into account when discharging the condition addressing landscaping details for the site.***

3.2 East Ayrshire Council Environmental Health and Waste Management Section have no objection in principle subject to no nuisance being caused by site activities eg. dust, burning of materials, noise and any potentially noisy site works being restricted to 08:00am to 07:00pm Monday – Friday, 08:00am to 01:00pm on a Saturday and not at all on a Sunday. They have indicated that the refuse / recycling storage arrangements have been satisfactorily addressed in the present proposal. The Contaminated Land Officer has had sight of the Site Investigation Report and it has been discussed with the developer. In order to prevent exposure to unsuspected contamination where soft landscaped areas are proposed, it is recommended that a clean layer of inert, granular soils to a depth of 0.50m to 0.60m is applied to ensure good plant growth and minimise the risk of dermal contact or ingestion of contaminated soils during the construction phase. Workers should utilise suitable PPE where exposure to contaminants in the soil is deemed possible. A Completion Certificate or verification should be provided by the developers consultant to confirm that these works have been completed.

***The previous reserved matters consent contained a condition preventing external construction work on a Sunday and it is considered appropriate to attached a similar condition to this reserved matters permission. With regard to contamination, the previous permission contained conditions in relation to contamination and whilst the applicant has come some way to purifying these conditions, it is still considered appropriate to attach similarly worded contamination conditions to the grant of***

***planning consent especially with regard to the implementation of the approved remedial measures on site.***

3.3 Health and Safety Executive do not advise on safety grounds against the grant of planning permission. They have advised that the decision not to advise against in this case is solely because account has been taken of the existing or permanently approved use of this site. They would encourage Planning Authorities wherever possible to use the opportunity offered by redevelopments to decrease the numbers of people within the Consultation Distance of major hazard installations, complexes and pipelines. This case appears to offer such an opportunity.

***The comments of the Health and Safety Executive are noted, however the principle of residential development on the site was approved on 02 August 2002.***

3.4 Powersystems, East Ayrshire Council Outdoor Amenities, SEPA, Historic Scotland, Bonnyton Community Council and Piersland Bentink Community Council have not responded to their consultation letter at the time of writing this report.

***Noted.***

3.5 Scottish Civic Trust have no objection and have commented that the proposed building will be placed on a landmark, highly visible site. The choice of buff and red/brown brick acknowledges the colour pallet of the surrounding buildings. However, they suggest that a wall section is constructed in order to establish whether the large scale use of these materials will be an asset to the streetscape or not. The new buildings will sit between two Category B listed churches of which St Joseph's will be more impacted with several views curtailed. However since these were only opened up by the demolition of the Infirmary they do not consider this to be an issue.

***Regular design team meeting are held to discuss and agree design details and materials. A buff and granular brown brick have been approved for the development. A sample panel of the proposed stone is to be constructed on site. With regard to the impact of the proposed development on the surrounding listed churches, it is considered that the present development will have a lesser impact on these building as the four pavilions have been reduced by a full storey in height, thus reducing their impact especially on St Joseph's Church.***

3.6 Architectural Heritage Society of Scotland still object to the form and layout of this site and their consultation response on the previous application 04/0653/RM still stands. While the current solution may lower the heights of Blocks 3 and 4 south of St Joseph's Church, the introduction of mono-pitched roofs is contrived, naïve outdated and visually jarring. These roofs should be pitched/slanted to help to unify the whole development. The ground view of the south facade of this church, framed by such visually intrusive looming angled

rooflines would be limited to a point within the scheme. The oblique view over Block 5E would blot out most of St Joseph's, Block B appears to be 4 plus storeys because of the lift shaft and fourth floor windows. It sits most uncomfortably next to Block 5D. They ask for consideration to be given to reducing the height of Block 5E by one storey. The materials proposed and their somewhat random application will not unify the development nor give it the presence that its conspicuous and important location demands. They have also made comments regarding street lighting boundary treatment.

***The Architectural Heritage Society of Scotland have acknowledged that there is a detailed planning permission for flatted dwellings for this site. The present proposal will result in the 4 pavilions adjacent to St Joseph's Church being reduced by a full storey. This would have a positive affect particularly on St Joseph's and will reduce the impact of the development and further improve views of the church. The use of a mono-pitch roof would be more in keeping with the modern contemporary development. The increase in the height of Block 5 at the corner to 2 storey is considered to be acceptable as it will still maintain views from Kilmarnock Railway Station of St Joseph's Church. The range of materials proposed is considered acceptable and has been the subject of detailed discussion with regard to alterations to Block 5B and 5E. The height and design of these buildings were approved under the previous permission. The comment's of AHS with regard to street lighting boundary treatment will be taken into account when discharging the respective conditions.***

3.7 Scottish Water, Scotland Gas Networks and North West Kilmarnock Community Council have no adverse comments to make regarding the proposed development.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 There is one letter of objection to the proposed development from Architectural Heritage Society of Scotland which is detailed in Section 3.6 of the report.

4.2 There is one letter of support from St Joseph's Committee at they are pleased to note the reduction in height from 5 to 4 storeys in each of the four pavilion blocks. The removal of the four penthouse flats (and balconies) lessens the overshadowing of St Joseph's Presbytery. It also brings the height of these pavilion blocks into line with the McCartney Stone retirement flats in Wellington Street. The change in the shape of the pavilion roofs and the more restrained approach in deploying the palette of finishing materials to be used represent more acceptable alternatives to those detailed in the previous consent.

4.3 The reduction in the overall number of flats to 90 will marginally improve the parking space provision and private/public amenity space provision. They have indicated that the Church Committee representatives have met with the applicant on two occasions and have quickly reached agreement on boundary wall matters and associated liaison procedures. The agreed work has now started and seems to be progressing smoothly.

## **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 (1999) (AJSP) and the Adopted East Ayrshire Local Plan (2003) (EALP).

### Approved Ayrshire Joint Structure Plan

5.2 The application site is located within the designated settlement boundary of Kilmarnock and there are no policies of the AJSP relevant in this instance.

### Adopted East Ayrshire Local Plan

5.3 The principle of residential development on this site has been established with the approval of the outline planning consent no. 04/0559/OL and therefore it is not necessary to assess the principle of this residential development application against the policies of the East Ayrshire Local Plan.

5.4 Policy ENV 7 expects all developers to fully comply with the Council Design Guidance document. The Design Guidance requires that all development is based on good design practice and incorporates sensitive design features in keeping with good design principles. Housing styles and design over the ages act as historical markers identifying a particular locality, and housing of all types provides secure and enjoyable places in which to live. All new housing shall be proposed using the best architectural practice in their detailing, scale and proportion and be interesting and distinct, exploiting and reflecting local facilities to advantage.

Innovative design of a high quality will be encouraged. Designs will be required to conform, compliment and harmonise with the landscape character of the area, the design of surrounding buildings and the general appearance of the settlements in which the development site is located particularly in terms of scale, form, materials and finish. New development should ensure that any characteristic skylines or sympathetic building massing within existing settlements are not compromised or disturbed. Roofing materials require to be in keeping with the character of the surrounding area. The use of local traditional materials is encouraged.

5.5 Policy ENV4 seeks to ensure that all development within or affecting the setting of a listed building or Conservation Area is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. The Policy also states that development proposals should seek to preserve, enhance or incorporate features which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

***The present proposal seeks to amend the roof design of the four pavilions and northern building of Block 5 by the construction of a mono-pitch roof. This will result in the four pavilions adjacent to St Joseph's Church being reduced by a full storey. The use of the mono-pitch roof would be more in keeping with the modern contemporary development. The reduction in the height of the pavilions is seen as having a positive affect particularly on St Joseph's and will further reduce the impact of the development and further improve views at the corner of the church. With regard to increasing the height of Block 5 at the corner to 2 storey, this is considered to be acceptable as it will still maintain views from Kilmarnock Railway Station of St Joseph's Church.***

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

6.1 The principal material considerations relevant to the determination of the application are the site's planning history and consultation replies detailed in Section 3 of the report and the Town Centre Strategy.

### Planning History

6.2 01/0559/OL: Outline planning consent was approved by the Central Local Planning Committee on 02 August 2002 for Class 4 offices and a flatted residential development.

***This Reserved Matters application is in accordance with the outline consent.***

6.3 03/0056/RM: Proposed erection of 98 dwellings incorporating 78 flats, 20 terraced townhouses on the same site and a planning application ref: 02/0894/FL for a new health club (for the residents use only) was appealed by the applicant on the basis of non determination following the meeting of the Development Services Committee where the application was continued on 08 April 2003. The appeal was subsequently dismissed by the Scottish Ministers.

6.4 04/0653/RM: Proposed Residential Development for 91 dwellings granted on 12 November 2004 by Central Local Planning Committee. This

present application essentially amends this development by altering the roof design of the pavilions and adding a storey to Block 5.

### Consultations and Representations Received

6.5 The consultations received have been fully addressed in Section 3 of the report. The consultations received have not raised any adverse comments and are supportive of the development.

### Town Centre Strategy

6.6 The Town Centre Strategy was approved in December 2005 and sets out a vision and a programme of actions to strengthen and transform the town centre and improve all of the various functions that the town centre provides. The strategy promotes a vibrant town centre as a place to live, work, shop and as a place to be enjoyed. It encourages the diversification of town centre uses in order to improve its attractiveness and to make it an inviting place to visit at all times of the day.

***The proposed development is compatible with the objectives of the Town Centre Strategy through its introduction of residential amenity into a key town centre site.***

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

7.1 There are no financial or legal implications for the Council in the determination of this application.

## **8. CONCLUSIONS**

8.1 As indicated in section 5 of this report, the application is 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.

8.2 As indicated in Section 6 of the report, there are other material considerations and they are supportive of the development. The consultees have not raised any adverse comments and there are no objections to the development. In fact St Joseph's Church Committee have submitted a letter of support regarding the proposed alterations.

8.3 It is considered that the proposed alterations in terms of the roof design will compliment the modern contemporary buildings. The reduction in the height of the pavilions from 5 storey to 4 will further enhance the setting and development frame of St Joseph's. The introduction of a further storey to block 5 will not prevent the previous objective of maintaining views from Kilmarnock Station. The development will provide an important and enduring addition to Kilmarnock's built environment. It will add considerably to the

amenity of the area by developing a derelict vacant site and replacing it with a well designed modern housing development.

## **9. RECOMMENDATION**

**3.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheets.**

### **CONTRARY DECISION NOTICE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee because there would be no significant breach of Council policy.

**Alan Neish**  
**Head of Planning, Development and Building Standards**

22 June 2006  
(PC/RH)

FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application Form and Plans.
2. Statutory Notices / Certificates
3. Consultations
4. Letter of Support
5. Approved Ayrshire Joint Structure Plan
6. Adopted East Ayrshire Local Plan
7. Planning Application Nos: 01/0559/OL, 03/0056/RM and 04/0653/RM

Anyone wishing to inspect the above papers please contact Pamela Clifford, Principal Planning Officer, on 01563 576798.

***Implementation Officer: Alan Neish***

**EAST AYRSHIRE COUNCIL**

**TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997**

Application No: 06/0381/RM

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Site of Proposal: FORMER SITE OF KILMARNOCK  
INFIRMARY HILL STREET/ GARDEN  
STREET/ PORTLAND STREET  
KILMARNOCK

Nature of Proposal: RESIDENTIAL DEVELOPMENT FOR 90  
DWELLINGS

Name & Address of Applicant: REGENCY HOMES  
25 FINLAY DRIVE  
GLASGOW  
G31 2BD

Name & Address of Agent: GILLESPIES LLP  
21 CARLTON COURT  
GLASGOW  
G5 9JP

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DPOs Reference: <<PC/RH>>>

The above RESERVED MATTERS application should be granted subject to the following conditions:-

1. Notwithstanding the plans hereby approved, details and samples of all external materials to be used for the apartment blocks and pavilions with the exception of those approved in the letter dated 21 June 2006, shall be submitted to and approved by the Planning Authority before development commences on site. Where it is required, sample panels shall be constructed on site for the approval of the Planning Authority and the details shall thereafter be implemented on site as approved.

REASON In the interests of achieving a quality development in the interests of visual amenity.

2. Notwithstanding the plans hereby approved, details and samples of the materials of all external ground surfaces and boundary treatments within the development site shall be submitted to and approved by the Planning Authority before development commences on site and shall be thereafter implemented on site as approved.

REASON In the interests of achieving a quality development to the benefit of visual amenity.

3. Prior to the commencement of development on site a meeting shall be held with the Design Team, developer and Planning Authority to agree design details and materials of the development. Thereafter progress meetings between these parties shall be held on a monthly basis or as otherwise required, following the commencement of development on site.

REASON To allow the Planning Authority to retain control over the development of the site as this is an important site within the Kilmarnock townscape.

4. The roofs of all buildings within the site with the exception of the pavilions as detailed on the approved plans shall be covered in natural slates.

REASON In the interests of visual amenity and to maintain the quality of the development.

5. Notwithstanding the submitted plans, a landscaping scheme including the treatment of the boundary of the site/areas for public open space and including details of the proposed phasing of the development, shall be submitted to and approved by the Planning Authority prior to commencement of any development. The scheme shall be implemented not later than the next appropriate planting season after the development has been carried out. 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. The landscaping scheme shall include the retention of as many of the existing trees on site and shall indicate any phasing details relevant to the provision of landscaping on site.

REASON In the interests of residential and visual amenity.

6. The landscaping/open space relating to this development as part of Condition 5 above shall be laid out simultaneously with the development, or each phase thereof, and shall be maintained thereafter in accordance with a maintenance scheme to be submitted to and approved by the Planning Authority prior to the commencement of development on site.

REASON To ensure that public open space areas are laid out in a proper manner in the interests of residential amenity.

7. Notwithstanding the approved plans, details of the design, height and construction of all fences and walls to be erected on the site, with exception of those approved under this consent, shall be submitted to and approved by the Planning Authority before any development commences on the site and shall thereafter be implemented on site as approved.

REASON To allow the Planning Authority to control the design and construction of such features in the interests of visual amenity.

8. The stone wall and existing metal railings along the site boundary to the north east of the site at Portland Street/Garden Street shall be retained and the details to be submitted for the written approval of the Planning Authority under the terms of Condition 7 above shall include details allowing for the retention of, and any remedial works to, this wall and railings.

REASON In the interests of retaining the historic wall and railings of the former Kilmarnock Infirmary.

9. Notwithstanding the approved plans details of measures to prevent unauthorised use of the parking spaces shall be submitted to and approved by the Planning Authority and implemented thereafter according to the approved details.

REASON The development may be the subject of unauthorised parking due to its close proximity to the town centre.

10. Prior to any work commencing on site, details of a phasing plan for the provision of car parking in accordance with the phasing of the construction of dwellinghouse shall be submitted to and approved in writing by the Planning Authority and shall thereafter be implemented as approved. No flat shall be occupied unless the agreed parking provision is in place on site.

REASON In order to ensure the provision of adequate car parking within the site.

11. No storage of building materials or re-fuelling of plant shall take place adjacent to surface water areas and drains.

REASON In order to prevent the contamination of surface water.

12. All bulk fuel, if left on site overnight during construction works, shall be stored in a vandal-proof shed.

REASON In order to prevent the contamination of surface water.

13. The developer of this site shall ensure that, during the development phase, adequate and continuing measures are taken to ensure that roads and footpaths adjoining the site are maintained free from mud and other materials carried from the site.

REASON In the interests of road safety.

14. Notwithstanding the approved plans, details of the design of the lighting columns and any external building floodlighting scheme to be erected within the site shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented thereafter according to the approved details.

REASON In the interests of visual amenity.

15. No materials other than top soil shall be brought onto the site for 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 making up of ground levels.

16. Notwithstanding the approved plans, details of the design and construction of the pedestrian access from the development site onto Portland Street shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall thereafter be implemented on site prior to the occupation of any of the apartments in the northernmost pavilion of the development off Portland Street.

REASON To allow pedestrian access to Portland Street.

17. No development shall commence on site, with the exception of site investigative works, until a remediation scheme to deal with the contamination arising from the long term previous hospital usage of the site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:-

1. The nature, extent and type(s) of contamination on the site.
2. A site specific risk assessment of all relevant pollutant linkages.
3. Remediation measures to treat/remove contamination to ensure the site is fit for the use proposed.
4. Measures to deal with unsuspected contamination discovered during construction works.
5. Condition of the site on completion of de-contamination measures.
6. Details of measures to remove asbestos lagging, all pipes, underground services on site as a result of the previous use and remedial measures to fill the ground levels following their removal.

Before any residential unit is occupied the measures to de-contaminate the site shall be fully implemented as approved by the Planning Authority.

REASON In the interests of residential amenity and public safety.

18. On completion of the remedial works approved under the terms of Condition 17 above, and prior to any of the residential units being occupied, the developer shall submit a report which shall be approved in writing by the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.

REASON To provide verification that remediation of contamination has been carried out in accordance with the remediation plan.

19. No external construction work shall take place on site in relation to the proposed development at any time on Sundays, without the prior written consent of the Planning Authority.

REASON In order to respect the amenity of the adjacent St Joseph's Church.

20. Prior to commencing any work on site full details of proposed ground and finished floor levels shall be submitted to and approved in writing by the Planning Authority and shall thereafter be implemented on site as approved.

REASON In order to ensure the implementation of the proposed development in accordance with the approved details and without variation to the detriment of the surrounding area or the development itself.

21. The proposed pedestrian access from Garden Street shall be implemented prior to the occupation of any flats in Block 5.

REASON To allow pedestrian access to the town centre.

NOTES:-

1. SEPA's pollution prevention Guidance Note 6 "Working at Construction and Demolition Sites" should be followed and copies of this document are available at [www.sepa.org.uk/guidance/ppg/ppg06.pdf](http://www.sepa.org.uk/guidance/ppg/ppg06.pdf).
2. Early contact is recommended with Scottish Water at 35 Glenburn Road, Prestwick regarding connecting to the public sewerage system.
3. Prior to the commencement of any works on site for the development hereby approved, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.
4. 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 connection.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT  
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 576790.**