

## **EAST AYRSHIRE COUNCIL**

**CENTRAL LOCAL PLANNING COMMITTEE: 30 MARCH 2007**

**06/0695/FL: PROPOSED ERECTION OF 22 FLATTED DWELLINGS  
AND ASSOCIATED CAR PARKING  
AT RUGBY PARK, DUNDONALD PLACE, KILMARNOCK  
BY MANOR KINGDOM GROUP L TD**

### **EXECUTIVE SUMMARY SHEET**

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

1.1 Full planning consent is sought for the erection of 22 flatted dwellings situated in a contemporary courtyard development. The building rises to four storeys in height at the north-east corner of the application site, reducing to three storeys then two storeys where the proposed building is adjacent to the boundary of the single storey bungalow on Dundonald Place and the two storey flatted dwellings on Rowanhill Place. An archway, with a flatted dwelling above at second floor level provides pedestrian and vehicular access into the courtyard.

#### **2. RECOMMENDATION**

2.1 **It is recommended that the application should be approved subject to the conditions listed on the attached sheet and that the issue of the decision notice be withheld until the Solicitor to the Council has satisfactorily concluded a Section 75 Agreement with the applicant regarding the obligations referred to in Section 7.2 of the report.**

#### **3. CONCLUSIONS**

3.1 As is 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.

3.2 As indicated in Section 6 of the report there are material considerations relevant to this application. The consultation responses received are detailed at Section 3 of the report, none of which indicate the proposed development should be refused. The comments of the objector and The Grange/ Howard Community Council relative to the proposed height of the building and the potential for overlooking and loss of amenity to neighbouring dwellings, whilst noted, are not considered of sufficient weight to justify the refusal of the proposed development as it considered the applicant has designed the proposed development in such a way to ensure the building would not have an overbearing impact on adjacent dwellings or introduce an

overlooking situation. With regards to the Community Council's concerns relative to traffic impact and the loss of spaces with Rugby Park these concerns are not echoed by the Council's Roads Division.

### **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 it will not require to be referred to the Development Services Committee, as 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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**Report by Head of Planning, Development and Building Standards**

### 1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it is a larger scale residential development of area significance and is subject to objections.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises 0.55 acres of land currently utilised as car parking for the Park Hotel and includes the access into the site (Dundonald Place). To the north of the application site is the Park Hotel and remaining car parking spaces to the frontage of the hotel. To the south of the application site are residential dwellings on Dundonald Road, Dundonald Place and Rowanhill Place. To the east of the application site is Rugby Park, Kilmarnock Football Club Stadium, with residential dwellings beyond. To the west of the application site are modern two storey flatted dwellings and two storey semi detached dwellings at Rowanhill Place.

2.2 **Proposed Development:** Full planning consent is sought for the erection of 22 flatted dwellings situated in a contemporary courtyard development. The building rises to four storeys in height at the north-east corner of the application site. reducing to three storeys then two storeys where the proposed building is adjacent to the boundary of the single storey bungalow on Dundonald Place and the two storey flatted dwellings on Rowanhill Place. An archway, with a flatted dwelling above at second floor level provides pedestrian and vehicular access into the courtyard.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have no objections to the proposed development.

***A traffic statement produced by the Football Club and Boreham Consulting Engineers regarding the provision of permits for parking in***

***the grounds during match days; the Match Commander's control of traffic on match days and the controlled parking environment in the surrounding area by virtue of the Events Order controlling on-street parking, has satisfied the Roads Division that the traffic and parking issues on match days will be satisfactorily controlled. The Football Club requires to share the remaining spaces with the Park Hotel but the Roads Division advise that it is likely that there will be adequate parking capacity on the site for day to day needs.***

3.2 *The Grange/Howard Community Council* objects to the proposed development on the following grounds:

- The loss of around 150 parking spaces as a result of the development and visitor parking will lead to match day traffic parking elsewhere, adding to congestion and unauthorised parking in and around adjoining roads;
- The traffic generated by the development will exacerbate the problems already experienced at the Dundonald Road/ Aird Avenue/ Barbadoes Road and Blackwood Avenue junctions;
- The flats will not be physically separated from the rest of the stadium and the residents of the proposed dwellings could be subjected to unruly and objectionable behaviour by football fans;
- Access to the flats may be difficult to maintain as the Police restrict traffic movements to and from Rugby Park during matches. Emergency traffic could also be impeded by fans and parked vehicles in the immediate area on match days;
- The proposed 4 storey building is out of character with rest of the immediate area and would seriously affect the privacy and amenity of houses the proposed development would overlook. The environment and circumstances produced could be prejudicial to the security of the residents within the flats and to children in particular.

***The comments of the Community Council in relation to the traffic impact of the proposed development; the restriction of traffic movements into the grounds during match days and their concerns relating to the displacement of traffic from Rugby Park during match days, whilst noted, are not echoed by the Council's Roads and Transportation Division or Strathclyde Police. In relation to the Community Council's concerns relative to the height of the development, potential overlooking and impact on the adjacent dwelling's amenity, it is considered that the design and height of the proposed development is acceptable and in-keeping with the contemporary design of the adjacent Park Hotel. Whilst a portion of the proposed building is four storeys in height, it should be noted that this is at the north-eastern***

***extremity of the application site, at the furthest point from any dwellings and is dwarfed in height by the adjacent football stadium. Where the proposed building is located adjacent to existing residential dwellings the height of the building has been reduced to two storeys, to prevent the development being overbearing relative to adjacent dwellings. On the western and southern elevations of the proposed building closest to adjacent properties, the only proposed windows, kitchen and bathroom, at ground and first floor level are proposed to be fitted with obscured glazing to prevent any potential overlooking from the development to existing residential dwellings.***

3.3 The Scottish Environment Protection Agency (SEPA) has no adverse comments although have advised that all foul drainage arrangements must be connected to the foul sewer in accordance with Scottish Water requirements and surface water should be treated by way of a suitably designed SUDS system. All waste materials generated by the development that require to be removed shall be removed by licensed waste carriers. Domestic waste from the proposed development should be in-line with the Council's waste plans.

***The requirements of SEPA can be addressed by attaching suitably worded conditions and notes to any grant of planning consent to ensure the proposed development meets the requirements of Scottish Water and SEPA for new housing developments to utilise a sustainable urban drainage (SUDS) system.***

3.4 East Ayrshire Council's Environmental Health and Waste Management Division have no objections to the proposals, however they have advised that hours of construction should be limited and drainage should be completed to the satisfaction of Scottish Water. They also advise that domestic refuse bins storage should be to the requirements of the Council's Cleansing Service requirements whilst additional sound insulation should be considered by the developer due to the adjacent football stadium, hotel and bar. The requirements of Environmental Health can be addressed by means of suitably worded conditions and notes attached to any grant of Planning Consent.

3.5 Strathclyde Police have no objections to the proposed development however have advised that the proposals would meet secure by design standards and be eligible for an award under this scheme if the following measures are included :

Having controlled access points;

- Including shrubbery of a type that only gives ground cover and maintained, or trees which are maintained/pruned ensuring that there is two meters of clearance between ground level and foliage;

- Including a 1.8 metre high fence extending from the side elevation of the end ground floor flat (type F) to the existing boundary wall thus preventing any casual access to the open space area at the rear of the flats. Barbarous shrubbery should be planted along both sides of this fence line to deter attempts to scale the fence;
- Communal access doors and all individual private flat entrance doors should be fit for purpose and comply with BS PAS 23/24 with any glazed panels within or adjacent to the doors being laminated to a minimum 6.4mm;
- All ground floor windows should be secure by design compliant certified BS7950:1997. Fire egress dependant windows should have locks fitted;
- A door buzzer entry system, or alternatively a CCTV controlled entry system, should be installed;
- A wired alarm system should be installed to BS 4737/EN 50131. If not then a 13amp non switched fused spur should be installed;
- Lighting should be installed at the visitor car park area due to it's perceived vulnerability. To prevent 'light intrusion' to the residents consideration should be given to installing 'brick lights' or similar into the boundary wall adjacent to this parking area.

***The suggestions made by Strathclyde Police, whilst not all directly controlled by the planning process, could be addressed by an advisory note attached to any grant of Planning Consent that the developer should make contact with Strathclyde Police to ensure the development complies with "Secure By Design" standards. The applicants agent has verbally advised that they would be happy to consider the suggestions of Strathclyde Police***

3.6 East Ayrshire Council's Outdoor Amenities Section have no objections to the proposed development although have advised only reducing the replanted sorbus (Rowan) and Malus (crab apple) trees on site by crown reducing the species by 25% to B.S. 3998 standards.

***The requirements of the Outdoor Amenities Section can be addressed by way of attaching an appropriately worded condition.***

#### **4. REPRESENTATIONS**

4.1 There are two objections to the proposed development, including the objection received by Grange/Howard Community Council, addressed at 3.2 above. One objection was received by a third party as a result of the statutory neighbour notification and public advertisement process. The main grounds of objection are as follows.

4.2 The building will overlook the objector's garden whilst the building is of a height which will affect the objector's privacy, having a direct view into the garden.

***The objector's dwelling is located on Rowanhill Place, to the west of the application site. At the western elevation of the proposed building there are kitchen windows at ground and first floor level which are proposed to be fitted with obscured glazing to prevent any potential overlooking from the development to existing residential dwellings. In relation to the concerns expressed over the height of the proposed building the height of the building has been reduced to two storeys, adjacent to the dwellings at Rowanhill Place to prevent the development being overbearing relative to adjacent dwellings.***

4.3 The building will reduce the amount of light into the objector's back garden and home.

***The proposed development, at its closest point to Rowanhill Place, is two storey in height and would be located some 19 metres away from the objector's dwelling. As such it is not considered that the proposed development would lead to a significant loss of sunlight! daylight which would merit the refusal of the application.***

4.4 The proposed development will adversely affect the outlook the Objector currently enjoys from the garden and from the kitchen and bedroom windows.

***The right to a view is not a material consideration in the determination of this planning application.***

## **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 the Adopted East Ayrshire Local Plan (EALP).

### Approved Ayrshire Joint Structure Plan (AJSP)

5.2 The proposed development does not raise any strategic issues in terms of the AJSP .

### Adopted East Ayrshire Local Plan (EALP)

5.3 Policies RES4; RES20; RES22; TLR5; ENV7; Kilmarnock 1 and RES 10 of the Adopted EALP are specifically relevant in the consideration of this application.

5.4 Policy RES4 states that, within Settlement Boundaries, the Council will positively encourage the sympathetic residential development of gap, infill or other redevelopment sites, including those sites created through the large scale demolition of existing housing, not specifically safeguarded or identified for particular development purposes on the Local Plan maps. Developments will be assessed against a set of four stated criteria, as follows:

- (i) impact on the surrounding natural and built environment and adjacent uses;
- (ii) transportation and infrastructure implications;
- (iii) compatibility with surrounding densities and housing types; and
- (iv) compliance with the Council's Development Promotion and Design Guidance.

***It is considered that the proposed development accords with Policy RES4 as the area is predominantly residential in nature and the density and storey heights of the proposed dwellings have been staggered to be in keeping with the dwellings in the immediate vicinity. East Ayrshire Council's Roads and Transportation Division has no adverse comments in relation to the proposed development and there are no other adverse comments from the consultees. The proposed development accords with the Council's Design Guidance and is addressed in Sections 5.8 below.***

5.5 Policy RES20 states that, in formulating their development proposals, developers should ensure that the provision of open space should meet seven stated criteria, as follows:

- (i) that areas of open space are of a size and configuration that is easily maintainable. The policy advocates that larger areas of well located, consolidated open space should be provided in preference to a series of smaller, individual areas scattered throughout the proposed development site;
- (ii) that proposed areas of open space link, wherever possible, with other areas of adjacent existing open space;
- (iii) that the proposed areas of open space are safe and secure, overlooked if possible by adjacent properties;
- (iv) that play areas, kick about areas and games pitches are provided as required by the Council's Head of Leisure Services;
- (v) that play equipment and facilities for the disabled and those with special needs are provided as considered appropriate;

- (vi) that areas of open space are attractively planted and, where appropriate, use plant species to encourage wildlife; and
- (vii) that all open spaces are provided, as appropriate, with footpaths for both access and leisure walking, linking with adjacent open spaces wherever possible.

***The proposed areas of public open space are well located within the development and are generally overlooked by adjacent properties providing a secure environment. It is considered that the overall proposal meets with the provisions of policy RES 20.***

5.6 Policy RES22 requires all developers to observe the minimum standards for the provision of private open space in terms of a minimum 25 square metres per bedroom open space provision for flatted developments.

**The proposed development accords with Policy RES22.**

5.7 Policy TLR5 requests all potential developers of residential sites comprising four or more houses to enter into a Section 75 Agreement for contributions towards the provision of appropriate leisure and recreational facilities within the area to which the development relates.

***The applicant has confirmed that they are willing to contribute no greater than 1% of construction costs towards the Sports, Leisure and Recreational Fund.***

5.8 Policy ENV7 of the EALP is relevant and advises that all developers will be expected to fully comply with the Council's Design Guidance for new residential development. It states that house types must reflect and respect the built form of the surrounding area by reflecting the existing buildings in terms of design, storey height, scale, density and external finishes. In general, housing layouts shall include a variety of house types of differing sizes suitable for a wide range of households. Furthermore, the Design Guidance also states that any new housing development shall not result in unacceptable overlooking or have a visually intrusive impact on residential amenity.

***It is considered that the proposed development is in keeping with the adjacent Park Hotel in terms of density; design and external finishes, whilst it is considered that the four storey element of the proposal is acceptable given this portion of the proposed development is closest to the football stadium and furthest away from any existing dwelling. It is not considered that any of the proposed flatted dwellings would lead to an unacceptable overlooking or overbearing aspect with regard to any of the adjacent residential dwellings.***

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

6.1 The principal material considerations relevant to the determination of the application are the consultation responses received which are addressed in Section 3 of this report; the letters of objection addressed in Section 4 of this report and the relevant planning history of the site.

### Consultation Responses and Representations Received

6.2 The consultations and representations received are addressed in Sections 3 and 4 of the report, none of which, it is considered, indicate that the application should be refused. The Community Council's concerns relative to traffic impact and loss of parking are not supported by the Council's Roads and Transportation Division. The concerns of the objector and the Grant/Howard Community Council relative to overlooking from the proposed development to existing dwellings; the height of the development and impact on the adjacent dwellings are noted, but it is considered that the design and height of the proposed development is acceptable and in keeping with the contemporary design of the adjacent Park Hotel. Whilst a portion of the proposed building is four storeys in height, it should be noted that this is at the north-eastern extremity of the application site, at the furthest point from any dwellings and is dwarfed in height by the adjacent football stadium. Where the proposed building is located adjacent to existing residential dwellings the height of the building has been reduced to two storeys, to prevent the development overbearing such dwellings. At the western elevation of the proposed building there are kitchen windows at ground and first floor level which are proposed to be fitted with obscured glazing to prevent any potential overlooking from the development to existing residential dwellings.

### Planning History

6.3 Planning Application No: 00/0656/FL; Proposed Erection of Banqueting and conference centre with bedroom support, APPROVED WITH CONDITIONS, 21/11/2000.

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

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

7.2 Legal implications would arise for the Council in the determination of this application as the Council would require to enter into a legal agreement with the applicant in relation to the developer's contribution towards the Sports, Leisure and Recreation Fund.

## **8. CONCLUSIONS**

8.1 As is 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.

8.2 As indicated in Section 6 of the report there are material considerations relevant to this application. The consultation responses received are detailed at Section 3 of the report, none of which indicate the proposed development should be refused. The comments of the objector and the Grant/Howard Community Council relative to the proposed height of the building and the potential for overlooking and loss of amenity to neighbouring dwellings, whilst noted, are not considered of sufficient weight to justify the refusal of the proposed development. It considered the applicant has designed the proposed development in such a way to ensure the building would not have an overbearing impact on adjacent dwellings or introduce an overlooking situation. With regards to the Community Council's concerns relative to traffic impact and the loss of spaces with Rugby Park these concerns are not echoed by the Council's Roads Division.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application should be approved subject to the conditions listed on the attached sheet and that the issue of the decision notice be withheld until the Solicitor to the Council has satisfactorily concluded a Section 75 Agreement with the applicant regarding the obligations referred to in Section 7.2 of the report.**

### **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 it will not require to be referred to the Development Services Committee, as there would be no breach of Council Policy.

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

21 March 2007  
(BD/SA)

FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application Form and Plans.

2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letters of Objection.
5. Adopted East Ayrshire Local Plan.
6. Approved Ayrshire Joint Structure Plan.
7. Planning Application 00/0656/FL

Anyone wishing to inspect the above papers please contact Barry Douglas on (01563) 576770.

***Implementation Officer: Dave Morris***

060695FLRugbyParkDundonaldPlaceKilmarnockSA

EAST AYRSHIRE COUNCIL

TOWN &amp; COUNTRY PLANNING (SCOTLAND) ACT 1997

0610695/FL

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Site of Proposal:	Dundonald Place Rugby Park KILMARNOCK KA1 2DP
Nature of Proposal:	Erection of 22 Flatted Dwellings and Associated Car Parking
Name & Address of Applicant:	Manor Kingdom Group Ltd Regency House Halbeath DUNFERMLINE KY11 7EG
Name & Address of Agent:	Thomson McCrea 9 Old Bridge Street AYR KA7 1QA

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DPOs Reference: BO/SA

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

1. The proposed development shall be carried out in accordance with the application form received on 02 August 2006 and the amended ground floor plan received by the Planning Authority on 09 January 2007 and the proposed first floor plans received by the Planning Authority on 30 October 2006

REASON To ensure that development is carried out in accordance with the approved details.

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

REASON In the interests of visual amenity.

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

REASON In the interests of public and road safety.

4. Notwithstanding the approved plans the proposed landscaping of the development shall be carried out in accordance with the landscaping scheme and tree survey report submitted to the Planning Authority on 22 November 2006 and implemented as approved during the first available planting season.

REASON In the interests of visual and residential amenity.

5. Notwithstanding the approved plans details of a maintenance agreement for all areas of public open space and landscaping shall be submitted to and approved by the Planning Authority in writing prior to the commencement of development on site and implemented as approved thereafter .

REASON To ensure the future maintenance of all open areas and landscaping to the satisfaction of the Planning Authority.

6. Notwithstanding the approved plans a phasing plan for the completion of all roads and footpaths to final wearing surface, street lighting and street signs within the application site shall be submitted to and approved by the Planning Authority prior to the commencement of development on site. The approved phasing plan shall thereafter be adhered to at all times and shall allow for security lighting to the visitor parking area.

REASON In the interests of residential amenity and road safety.

7. Prior to the commencement of development on site, details of a proposed Sustainable Urban Drainage System and its maintenance following installation shall be submitted to and approved in writing by the Planning Authority. The Sustainable Urban Drainage System shall have been formed, prior to the occupation of any dwellinghouse. The SUDS arrangement shall thereafter be maintained in accordance with the approved details.

REASON To ensure adequate drainage is provided.

8. All site servicing and workers' vehicles shall be accommodated within the development site at all times throughout the period of construction unless otherwise agreed in writing in advance with the Planning Authority.

REASON In the interests of road safety and residential amenity.

9. Notwithstanding the approved plans details of the proposed bin storage facilities providing for three bins per dwelling shall be submitted to and approved by the Planning Authority in writing prior to the commencement of development on site and shall be implemented thereafter prior to the occupation of any dwellinghouses.

REASON To ensure adequate bin storage facilities in relation to the three bin recycling programme.

10. 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.

11. Notwithstanding the approved plans, details of existing and proposed ground levels of the application site and proposed finished floor levels shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented on site as approved thereafter.

REASON In the interests of visual and residential amenity.

12. No materials other than topsoil shall be brought onto 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.

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

REASON In the interests of residential amenity.

14. Notwithstanding the approved plans, details of how traffic into the development will be controlled during match days, as agreed with Strathclyde Police, shall be submitted to and approved by the Planning Authority, in writing, prior to the commencement of development on-site and implemented as approved thereafter upon the occupation of the first dwelling.

REASON In the interests of road safety and residential amenity

15. Notwithstanding the terms of Condition 18 above, details of how future residents are to be informed of the access restrictions to the proposed development during match days shall be submitted to and approved by the Planning Authority prior to the commencement of development on-site and implemented as approved prior to the occupation of the first dwelling.

REASON To ensure future residents of the development are made fully aware of the access restrictions during match days.

16. Notwithstanding the submitted plans details of sound insulation or noise mitigation measures on the elevations of the proposed building closest to the Park Suite and Sports Bar shall be submitted to and approved by the Planning Authority, in writing, prior to the commencement of development on site and implemented on site as approved thereafter prior to the occupation of the dwellings.

REASON In the interests of residential amenity

17. Notwithstanding the approved plans and approved landscaping plan/tree survey report, the replanted Sorbus (Rowan) and Malus (crab apple) trees on site should be crown reduced by 25% to B.S. 3998 standards.

REASON In the interests of maintaining the visual contribution made by the trees on site

NOTES:-

1. The applicant should make early contact with Scotland Gas Networks as the development may affect their apparatus in the area. Scotland Gas Networks can be contact on 0141 4184093.
2. The applicant should make early contact with East Ayrshire Council Roads and Transportation Division prior to the commencement of development on site to ascertain if any permits for road/footway works are required. East Ayrshire Council Roads and Transportation Division can be contacted on 01563 576310.
3. The applicant should make early contact with Scottish Water on 0845601 8855. The applicant should ensure that prior to development commencing on site, they have secured agreement from Scottish Water regarding the suitability of all proposed drainage connections and the suitability of the existing infrastructure to accommodate such connection.
4. The developer shall make early contact with Scottish Environment Protection Agency and Scottish Water to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
5. 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.
6. The applicant should make early contact with Strathclyde Police Community Safety Division to ensure the proposed development accords with the principles of "Secure By Design". Constable Stuart Rodgers can be contacted on 01563 505010
7. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.

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