

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 31 MARCH 2006

**05/1205/RM: DENOMINATIONAL SECONDARY SCHOOL, PRIMARY SCHOOL, COMMUNITY FACILITIES, OUTDOOR EDUCATION AND NURSERY CLASS
AT ST JOSEPH'S ACADEMY, GRASSYARDS ROAD/DEAN LANE/STRAWBERRYBANK ROAD, KILMARNOCK, KA3 7SH
BY FIRST CLASS SCHOOLS PER HOCHTIEF**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Detailed planning permission is sought for the erection of a new denominational St Joseph's Campus which will house the current St Joseph's Academy, new primary school and nursery facility created through the amalgamation of the existing primary schools of St Columba's and St Matthew's. The new Campus is located immediately adjacent to the existing St Joseph's Academy with car parking proposed adjacent to Grassyards Road.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.

3. CONCLUSIONS

3.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan and Ayrshire Joint Structure Plan. Therefore given the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

3.2 As indicated at Section 6 of the report there are material considerations relevant and they are supportive of the development. The consultees have not raised any adverse comments and the development meets the terms of the outline permission. The proposed new Campus has been designed and sited to provide a civic presence to one of the main arteries into Kilmarnock and the wider community area. The sheer bulk and scale of the development has been significantly reduced by the use of different design elements. The presence of

four pitches and informal playing area together with the other external and internal recreational facilities will provide substantially improved leisure facilities for the schools and the wider community.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused for reasons other than the principle of such a campus, and 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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05/1205/RM: DENOMINATIONAL SECONDARY SCHOOL, PRIMARY SCHOOL, COMMUNITY FACILITIES, OUTDOOR EDUCATION AND NURSERY CLASS

**AT ST JOSEPH'S ACADEMY, GRASSYARDS ROAD/DEAN LANE/STRAWBERRYBANK ROAD, KILMARNOCK, KA3 7SH
BY FIRST CLASS SCHOOLS PER HOCHTIEF**

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 reserved matters application which is to be considered by the Local Planning Committee under the scheme of delegation as it involves a larger scale development which accords with the Adopted East Ayrshire Local Plan and is subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 10 hectares in area and comprises the existing St Joseph's Academy buildings and car park and a grass area to the west which is used as football pitches. The application site is surrounded by residential development to the north, south and west. To the east lies Grassyards Road and the Cemetery. The application site also includes land at the junction between Dean Lane and Townholm/Strawberrybank Road, where detailed planning permission has already been granted for traffic signals. The site is fairly flat, although it rises in level towards the northern boundary.

2.2 **Proposed Development:** Detailed planning permission is sought for the erection of a new denominational St Joseph's Campus which will house the current St Joseph's Academy, new primary school and nursery facility created through the amalgamation of the existing primary schools of St Columba's and St Matthew's. The new Campus is located immediately adjacent to the existing St Joseph's Academy with car parking proposed adjacent to Grassyards Road.

2.3 The proposed school development can be described in 3 main parts:-

- A series of three 2-storey teaching clusters housing all secondary teaching accommodation on the south side of the Campus;
- A curving single storey primary school on the north side of the Campus;
- A central shared zone incorporating all the main communal areas including the PE, Assembly hall and Administration facilities together with the Oratory, Nursery and the Music and Drama Departments.

Shared Facilities

2.4 The main entrance to the Campus is located off the frontage to Grassyards Road, the position of which is further reinforced by the projecting teaching block and staff room. The entrance forms one of the glazed ends to the two storey, top lit street space and it gives controlled access to a secure lobby accessing to the reception desk of both the primary and secondary schools and to the janitor. This is the formal front door to the school with the exception of access to the Nursery during operational hours. The remainder of the central two storey block contains at this level all the consolidated administration facilities including both head teachers offices. This area gives access to all the secondary teaching rooms, the Community Hall, the Assembly Hall, Drama Department and the PE facilities. The street space provides a circulation artery and also acts as the principal dining area for the Campus served directly by the kitchen to the rear of the building. Primary and secondary pupils can dine in the street, but the primary gymnasium can also be used to allow younger children to eat there.

Secondary School

2.5 The south side of the development is devoted to secondary teaching with the exception of the community hall and main toilet facilities. The secondary teaching rooms are arranged into three two-storey self-contained buildings or "clusters". Two secure external courtyards provide both access to the street for pupils and also light and ventilation to the clusters around them. This has the advantage of each Department having a strong identity, with a self-contained detailed and compact layout.

Primary School

2.6 The primary school occupies the single storey curving building on the north side of the development connecting into the shared facilities of the central building at its western end. The curve of the primary classroom is divided into two broadly equal zones with toilet/cloak/entrance in the centre and at either

ends of the curve. These three discreet areas allow toilets to be accessed during break time without access to adjacent classrooms.

Nursery

2.7 The nursery is within a circular form connecting the curve of the primary to the more rectilinear shape of the adjacent administration facilities. This provides the nursery with its own unique identity within the wider campus context and is easily accessed from the Campus forecourt.

2.8 The Campus has been designed to integrate both the internal and external environment. The front façade of the Campus to Grassyards Road and its constituent parts such as the staff room, colonnade and oratory all propose to express the internal denominational ethos of the building to the wider external environment. The projecting teaching block and staff room in conjunction with the adjacent colonnade jointly enclose the highly glazed main entrance at the start of the street. The various secure courtyard spaces within the development provide an integration between the internal space and external environment and will be the subject of detailed design to meet the buildings users. The expansive views from within the school predominately from first floor level ensure that the buildings users enjoy a strong visual connection to the external environment. Externally, materials proposed are blockwork, bi-modular cladding panels powder coated aluminium curtain wall glazing system, standing seam composite roofing. Copper cladding is proposed on the oratory.

2.9 Three grass pitches (100 x 60m) are proposed along the western boundary of the site with a crossfall of 1:60. The integration of two grass pitches will allow it to be used as a 300 m seven lane Athletics Track. An artificial pitch (106 x 66m) which will be floodlit and fenced and an informal playing field for the primary school are proposed along the eastern boundary. Two fenced ball courts and an activity trail are also proposed. Extensive landscaping is proposed along the perimeter of the development site.

2.10 Vehicular access will be from two new access points on Grassyards Road which will allow a one-way system to operate for cars and buses. Twenty bus bays are proposed and a total of 256 car parking spaces, with additional spaces provided for drop-off.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division have no objections to the proposed development in terms of their traffic and flooding responsibilities.

Noted.

3.2 Scottish Environment Protection Agency (SEPA) have no objections to the proposals. They have indicated that there are no SUDS proposals with this application and they would request that SUDS are agreed with the Council in consultation and agreement with SEPA. Transportation and removal of waste such as soil must be in accordance with the Waste Management Regulations. Construction works associated with the development of the site must be carried out with due regard to their guidelines on avoidance of pollution.

The requirement for the provision of SUDS has been addressed by the outline planning permission and the applicant is presently working on the SUDS system. The applicant has indicated that all soil will be retained on site. All soil materials will be re-used on site. An advisory note can be attached to any grant of planning consent advising the applicant of SEPA's guidelines on avoidance of pollution and waste management.

3.3 Scottish Gas Networks have indicated that there is a 250 mm PE Medium Pressure and 125 mm PE Low Pressure Gas Mains located within the site. The 250 mm Medium Pressure Main carries a Building Proximity Distance of 3 metres. The location of these Gas Mains should be confirmed by hand dug trial hole prior to any site works being carried out.

The presence of gas pipes on site was addressed by a condition attached to the outline planning consent.

3.4 PowerSystems, Strathclyde Fire and Rescue and East Ayrshire Council's Environmental Health and Waste Management Divisions have no adverse comments to make regarding the proposed development.

Noted.

3.5 Scottish Water, the Care Commission, Piersland and Bentinck Community Council and New Farm Loch Community Council have not responded to their consultation letters at the time of writing this report.

Noted.

3.6 East Ayrshire Council's Educational and Social Services Department have offered full support for the proposed new school and community buildings which will provide excellent educational and community facilities for lifelong learning and teaching in the 21st Century.

Noted.

3.7 Sport Scotland are supportive of the provision of four full-size pitches and a smaller primary school pitch. They consider it is essential that detailed

drainage and construction specifications for the grass pitches and specification and surface details for the synthetic grass pitch are submitted for approval. These should show a high quality sports pitch construction and an adequate drainage system capable of accommodating high levels of school and community use.

3.8 The current school playing fields are sloping. The provision of two pitches on a single level is welcomed, and they would like the Council to consider whether the pitch levels can be made more suitable whilst still providing flexibility and without the need for excessively steep banking or cut and fill.

3.9 The informal grass pitch for primary school use is significantly smaller than what is required for the proposed use. They recommend that a 65 m x 45 m 'sevens' pitch be provided and the use of a synthetic finish rather than natural grass. If this pitch remains grass, detailed construction and drainage specifications should be submitted for approval and consistent with those agreed for the full-size pitches.

3.10 They welcome the hard surfaced ball parks and have recommend that it is 36 m by 18 m floodlit and enclosed with kickboards and suitable ball-stop fencing. An adequate multi-sports surface such as synthetic grass should be specified.

3.11 Sport Scotland are supportive of the potential to provide improved indoor sports facilities for school and community use. They have made recommendations regarding the size of the proposed PE teaching spaces, the games halls and the storage space and the provision of disabled changing accommodation.

It is noted that Sport Scotland are supportive of the outdoor and indoor recreational and leisure facilities provided for educational and community use. The number of pitches provided is consistent with the requirements of the outline planning permission including the provision of one all-weather synthetic grass pitch. The final drainage and specification of the pitches can be addressed by attaching conditions to any grant of planning permission. The three grass pitches have a crossfall of 1:60 to ensure maximum use and meet the requirements of Sport Scotland. The provision of an informal playing field for primary school use is considered acceptable. All drainage and the specification of same will be provided to ensure availability of the pitches at all times.

The provision of the two fenced ball courts are provided beyond the requirements of the outline planning permission. It is not considered necessary that these ball courts are floodlit in terms of their usage.

The comments of Sport Scotland regarding the internal sports provision have been passed to the applicant's agent for their information and these will be given due consideration in the detailed internal design.

3.12 East Ayrshire Council's Outdoor Amenities Section have made the following observations. They require more detailed planting proposals with regard to trees and shrubs. Care should be taken to prevent a haven for undesirable activity within the proposed woodland areas and or 'dead' corners around the building. The all weather pitch has only a small access gate which may not be large enough for maintenance machinery. They are concerned about the use of the all weather area outwith school hours by community groups as this would mean that most or all the school grounds would need to be open to accommodate cars and users. This would leave the site open to undesirable groups using the cover of the proposed woodland areas. The small proposed grass strip between the all weather pitch and the access road should be hardstanding as it will be difficult to maintain. The grass pitch areas (and other grass areas) in need of grass cutting will need access arrangements put in place for maintenance machinery. They advise that as many existing trees within the site as possible be retained. They recommend that the proposed 3 metre high fence surrounding the all weather pitch should be 4 metres high behind the goal areas to help prevent the ball going out of the area. A retaining fence will also be required behind the goal areas on the grass pitches to prevent the ball entering the rear gardens of the houses on Strawberrybank Road.

The comments of Outdoor Amenities will be taken into account when detailed landscaping proposals are submitted for approval. Their comments regarding fencing and its height, the access gate and maintenance to the grass pitches, and the grass strip between the all weather pitch and access road can be addressed by attaching conditions to any grant of planning permission, however it is noted that the submitted plans show the fencing to the rear of the goals being 5 metres high.

3.13 Strathclyde Police have offered the following advice:-

Perimeter

- The entire school site perimeter must be enclosed.
- A secure boundary comprising weldmesh or expanded metal fencing to a minimum height of 2 metres. Gate specification to match the fencing and be lockable.

Vehicle and Pedestrian Entrances

- Good access for delivery and drop-off.
- All perimeter gates and entrances will be secured outwith normal school opening and closing times.
- Signage to provide clear instruction to authorised persons and to deter casual access.
- No open rights of way permitted through the school campus.

Reception/Access Control

- A clearly defined reception area in close proximity to the main access route to ensure visitors or members of general public cannot gain direct access to children or play/teaching areas. CCTV positioned to give clear 'head and shoulders shot'.

Landscaping

- All 'shrubs and hedges' maintain a maximum growth height of 1 metre. Trees to be pruned to a minimum height of 2.2 m to allow natural surveillance between the perimeter and building. All hard landscape and street furniture to be robust and securely fixed.

Lighting

- Lighting design and layout should support the operation of CCTV.
- All exterior lighting operated by a timer switch.
- Security lighting installed in all areas where surveillance is considered important - entrances, pedestrian access routes, car parks.

Building Security

- All recessed doorways to be secured and flush to the building perimeter with roller shutters.
- Advice is also offered regarding the type of windows and doors and their glazing and use of roller shutters and the alarm system, to reduce security risks.

The advice of Strathclyde Police has been passed to the applicant. Their advice and recommendations will be taken into account as detailed design of the school campus is developed and when discharging conditions attached to the planning consent.

4. REPRESENTATIONS

4.1 A letter has been received signed by 3 people. Their grounds of objection are as follows:

4.2 The relative height of the field (0.6 m) higher than the existing south east corner of the field adjacent to electricity sub station with no indication of any drainage changes shown on the plans.

Detailed drainage details will also be assessed by the Building Warrant process.

The applicant has indicated that detailed drainage will be erected for the grass pitches. It will involve a sand slitting drainage technique which will disperse the surface water to a holding tank. A condition could be attached to any grant of planning permission to ensure no surface water is dispersed to adjacent residential properties. The drainage proposals will improve the existing situation and have been used successfully for draining other pitches.

4.3 It is proposed to have a slope down to the rear wall at the back of their property from 10 metres into the field thus forming a sump/gutter at the rear of their property.

Refer to the response to Section 4.2.

4.4 They contest that there is a proposed path and not a hedge as indicated in the key of the plans at the back of their property. They require this point clarified. They object to this path/walkway immediately behind the boundary wall as it would make their gardens/houses more accessible to prospective burglars.

It is not intended to form a formal path along the south western boundary. The details indicated in the plan are services and a hedge.

4.5 The proposed relative height increase of the grass pitches will add to danger/problems with footballs entering the gardens and the retrieval by footballers climbing over the brick wall. They propose an increase in wall height relative to the new field height or the erection of a wire mesh fence to a minimum height of 3 metres from the proposed ground level and 1 metre out from the existing boundary wall.

It is recommended that a fence shall be erected behind the goal areas on the grass pitches adjacent to the properties on Strawberrybank Road to prevent the ball entering the rear gardens of

these properties. This can be addressed by attaching a condition to any approval of planning permission.

4.6 The proposed slope change perpendicular to Grassyards Road with increased relative height of ground levels with no indication of drainage will cause a great increase in any rainwater and is a change of flow using electricity substation boundary wall to hold back rainwater from the field.

Refer to the response to Section 4.2.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and Adopted East Ayrshire Local Plan (EALP).

Approved Ayrshire Joint Structure Plan (AJSP)

5.2 There are no particularly relevant policies to assess the proposed development within the Ayrshire Joint Structure Plan. However, Policies AOS2 and 3 do promote the location of educational and community facilities within settlements such as Kilmarnock.

Adopted East Ayrshire Local Plan (EALP)

5.3 Policy CSI is supportive of the proposed development as it states that the Council will respond positively to the changing needs and demands for community and educational facilities. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facility and public service organisations to maintain and improve the services they provide.

The proposed development does not raise any policy issues. The principle of a new school has been agreed by the grant of outline planning permission. The proposed development will provide high quality educational and community facilities within modern contemporary designed buildings.

5.4 Policy TLR 8 presumes against development on safeguarded areas of public and private recreational or amenity open space and undeveloped land. The creation of all-weather sports facilities and the layout of new playing fields is considered appropriate development on existing areas of maintained amenity or recreational open space. Policy TLR 9 permits development on private and

public recreational or amenity open space where the retention or enhancement of the facilities can best be achieved by the redevelopment of part of the site and where the development would not adversely affect the overall sporting, recreational and amenity value of the site. The policy also allows alternative provision of equal community benefit and accessibility can be made available within close proximity to the site.

The proposed development does not conflict with Policies TLR 8 and TLR 9 as it will substantially improve both indoor and outdoor recreational and leisure facilities. Four sports pitches are proposed, one of which will be synthetic grass and floodlit and an informal playing field for primary school children. Two fenced ball courts and an activity trail are also proposed to encourage outdoor recreational use.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultations received which are detailed in Section 3 of the report, NPPG 11 “Sport, Physical Recreation and Open Space” the applicants design statement, the impact of the development on the amenity of the surrounding area and the planning history of the site.

Consultation Replies

6.2 The consultation responses do not raise any issues that suggest the application should be refused. Many of the comments of the consultees have been previously addressed by conditions attached to the associated outline planning permission.

NPPG 11 Sport, Physical Recreation and Open Space

6.3 NPPG 11 states that all playing fields and sport pitches are potentially significant for their sporting value and for their value to the local community and the environment. Greater use of schools for community recreational purposes is encouraged. The location of outdoor synthetic pitches can sometimes be contentious especially if floodlighting is required. It may be appropriate to limit the hours during which the lights may be switched on, require the installation of shielding or restricting the brilliance of the lights.

The proposed development embodies the principles detailed in NPPG 11 in terms of outdoor and indoor recreational and leisure facilities for both educational and community use. Conditions could

be attached to any grant of planning permission with regard to the siting and design of the floodlights and their usage.

Applicant's Design Statement

6.4 It is intended to construct the new school building on the school playing fields to the west of the existing St Joseph's Academy School building. The Campus is designed around the concept of a "street" with a unified frontage to Grassyards Road. The street spaces dominate the ground floor plan giving access to several areas of the building including all of the secondary teaching rooms, the Community Hall, the Assembly Hall, Drama Department and the PE facilities. The multi-purpose nature of the street allows it to be the nerve centre of the Campus, a busy, dynamic, interesting space and allowing good interaction with the spaces around it. The central part of the building houses the shared facilities of the primary and secondary schools, but acts as an effective acoustic buffer between them. The applicant has indicated the advantages of housing the secondary accommodation in three two-storey self contained buildings or "clusters":-

- Each Department has a strong identity - a self contained, detailed and compact layout conducive to good curriculum organisation and management;
- Each cluster is capable of being individually "locked down" or separated from the rest of the school when considered appropriate;
- The scale of a very large building is subtly broken down by the adoption of the clusters - smaller individual buildings in their own right;
- The entrance to each cluster can be easily controlled through the provision of a strategically located staff base.

6.5 The primary school occupies the single storey curving building which allows a natural progression through the primary school, from the youngest pupils at the far end of the curve to the more senior pupils nearer the shared facilities. As a child progresses they come closer to the secondary environment. The quadrant courtyard generates a pleasant protective environment especially for younger pupils. The apparent scale of the building is significantly reduced and the apparent length of the top-lit circulation zone diminished. The softer geometry of the curving building is more comforting to younger children. The nursery element has its own unique identity with the wider campus and becomes one of the several elements which create a strong civic presence for the building from Grassyards Road. From a wider townscape context the building brings a significant new visual presence to one of the main public roads into Kilmarnock. The projecting teaching block and staff room in conjunction with the adjacent colonade enclose the main entrance to the start of the street. A strong visual

connection between the principal space of its interior and the external environment is created.

Impact on the Amenity of the Area

6.6 The proposed development has been designed and sited to minimise its impact on the adjacent residential properties. The two storey element has been sited and designed to have a minimal impact on the residential properties located on Strawberrybank Road. The floodlit pitch has been located in area where its impact has been reduced. All pedestrian and vehicular access will be from Grassyards Road thereby reducing any traffic congestion on surrounding residential roads. With regard to noise and disturbance during construction, a condition of the outline permission restricts the hours of construction between 08:00 and 17:00 hours Monday to Friday, 08:00 and 13:00 on a Saturday and at no time on Sundays.

Planning History of the Site

6.7 04/1236/OL - Proposed Denominational Secondary School, Primary School, Community Facilities, Outdoor Education and Nursery Class and Traffic approved on 08 February 2005. Therefore the principle of a new school on the application site has been agreed.

6.8 05/0806/RM - Proposed Traffic Signals at Dean Lane, Townholm for Proposed New Denominational Secondary and Primary School, Community Facilities, Outdoor Education and Nursery Class approved 02 September 2005. This application provided details of the design and siting of the traffic signals at the junction of Dean Lane as required by Condition 7 of the above outline permission.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal implications for the Council in the determination of this application, although it will clearly result in a facility which will be leased by the Council from the private developer over a period of 30 years.

8. CONCLUSIONS

8.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan and Ayrshire Joint Structure Plan. Therefore given the terms of Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise.

8.2 As indicated at Section 6 of the report there are material considerations relevant and they are supportive of the development. The consultees have not raised any adverse comments and the development meets the terms of the outline permission. The proposed new Campus has been designed and sited to provide a civic presence to one of the main arteries into Kilmarnock and the wider community area. The sheer bulk and scale of the development has been significantly reduced by the use of different design elements. The presence of four pitches and informal playing area together with the other external and internal recreational facilities will provide substantially improved leisure facilities for the schools and the wider community.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the enclosed sheet.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused for reasons other than the principle of such a campus, and 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

24 March 2006
(PC/MMM/RH)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Forms and Plans.
2. Statutory Notices/Certificates.
3. Consultation Responses.
4. Approved Ayrshire Joint Structure Plan.
5. Adopted East Ayrshire Local Plan.
6. PAN 55: The Private Finance Infrastructure and the Planning Process.
7. NPPG 11: Sport, Physical Recreation and Open Space.
8. Planning Application Nos: 04/1236/OL; 05/0806/RM.

Anyone wishing to inspect the above papers please contact Pamela Clifford on 01563 576798.

Implementation Officer: Dave Morris

051205RM

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/1205/RM

Site of Proposal:	St Joseph's Academy Grassyards Road/Dean Lane/Strawberrybank Road KILMARNOCK KA3 7SH
Nature of Proposal:	Denominational Secondary School, Primary School, Community Facilities, Outdoor Education and Nursery Class
Name & Address of Applicant:	First Class Schools Per Hochtief Stanley Court Epsom Avenue HANDFORTH DEAN Cheshire SK9 3RL
Name & Address of Agent:	Parr Architects Elliot Street Mews 40 Elliot Street GLASGOW G3 8DZ

DPOs Reference: PC/MMM/RH

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

1. The proposed development shall be carried out in accordance with the application form and the following submitted plans and documents:

STJ-01-3009; LA-STJ-001 C; DE 600 B; EL-01-5001B; EL-01-5002B; PL-01-3031A; PL-02-3032A; STJ-03-3003; SJ-00-3005-B; PL-3000-A; SJPLSK305-REV A; SJPLSK3051; General Specification for External Works submitted on 01 February 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 new school campus shall be submitted to and approved by the Planning Authority prior to the commencement of development on site as approved under this permission and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

3. Notwithstanding the submitted plans, details and samples of all external ground surfaces including roads, pathways and play surfaces shall be submitted to and approved by the Planning Authority prior to the commencement of development on site as approved under this permission and shall be implemented thereafter as approved.

REASON In the interests of visual amenity.

4. Notwithstanding the approved plans, final landscaping details including the number, siting and type of trees, shrub and plant species shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission. They shall be planted within a timescale to be agreed with the Planning Authority, prior to the commencement of development. Any trees or shrubs removed without the consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees or shrubs of similar size or species.

REASON In order to achieve a quality landscaping scheme in the interests of visual amenity.

5. Notwithstanding the approved plans, details of appropriate drainage and construction specification for the grass pitches and the informal playing field, to ensure its maximum use, shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission. The proposed grass pitches shall be operational for use within a timescale to be submitted to and agreed by the Planning Authority prior to the commencement of development.

REASON To ensure that the grass pitches are of sufficient quality to ensure maximum use.

6. Notwithstanding the approved plans, details of the specification and surface of the synthetic grass pitch shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission. The synthetic grass pitch shall be operational within a timescale to be agreed with the Planning Authority prior to the commencement of development.

REASON To ensure that the synthetic grass pitch is of sufficient quality to ensure maximum use of the pitch.

7. Notwithstanding the approved plans, details of the number, siting and design of the proposed floodlights for the synthetic grass pitch shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission. The floodlights shall be switched off and shall not be in use after 10:00 pm daily.

REASON In the interests of visual and residential amenity.

8. Notwithstanding the approved plans details of the fenced ball courts shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON To ensure quality to recreational facilities.

9. Notwithstanding the approved plans, details of the design, height and exact siting of the sprinkler tank shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be thereafter implemented as approved.

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

10. Any changes in the finished floor levels, road levels and proposed ground levels approved under Condition 1 shall be notified to and approved by the Planning Authority prior to their implementation.

REASON In order to ensure that any changes in the approved levels are notified to the Planning Authority to determine their impact on the development and area.

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

REASON In the interests of road safety and residential amenity.

12. Notwithstanding the approved plans, details of the design of the cycle shed and fence compound shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall thereafter be implemented as approved.

REASON In the interests of the visual amenity.

13. Notwithstanding the approved plans details of the design and siting of all external lighting shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

14. Notwithstanding the approved plans, details of the design and location of all external furniture shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

15. Notwithstanding the approved plans, details of all external signage shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be thereafter implemented as approved.

REASON In the interests of visual amenity.

16. Notwithstanding the approved plans, details of the location of the site compound associated with the construction of the new school, an area for the parking of construction staff vehicles, access arrangements to the community facilities during construction and temporary parking for parents and users of the community facilities shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be thereafter implemented as approved.

REASON In the interests of residential amenity.

17. Notwithstanding the approved plans details of the design and siting of all walls, fences and retaining walls shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual and residential amenity.

18. Prior to the commencement of development on site approved by this permission full details, including any consequent works, of the means of securing a safe means of access to the site for construction and demolition vehicles shall be submitted to and approved by the Planning Authority and thereafter implemented as agreed before construction commences on site.

REASON In the interests of road safety and residential amenity.

19. Notwithstanding the approved plans, no soil or demolition material shall be stored in heaps greater than 2 metres in height on the site. Details of the location of the heaps shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented as approved.

REASON In the interests of visual and residential amenity.

20. Notwithstanding the approved plans, further details of the levels and treatment of the ground adjacent to the south western boundary of the site shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission. These details shall include drainage details to prevent the displacement of surface water to adjacent residential properties both during construction works and when the grass pitches are formed and operational. The above details shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON To prevent the displacement of surface water and in the interests of residential amenity.

21. Details of the design and exact location of the fence proposed to the rear of the goal areas of the all weather pitch shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by this permission and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of the development.

REASON In the interests of the amenity of the area.

22. Notwithstanding the approved plans a retaining fence to prevent balls entering the rear gardens of residential properties shall be erected behind the goal areas of the grass pitches adjacent to the properties on Strawberrybank road. Details of its exact design, siting and height shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of residential amenity.

23. Notwithstanding the approved plans, the proposed grass strip between the all weather pitch and the access road shall be hardstanding. Details of its final surface shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of visual amenity.

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

REASON In the interests of the amenity of the area.

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

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

26. Notwithstanding the approved plans, the access gate to the all weather pitch shall be large enough for maintenance machinery. Details of its design and exact location shall be submitted to and approved by the Planning Authority prior to the commencement of development approved by the permission and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In order to allow for the appropriate maintenance of the all weather pitch.

27. This permission does not relate to the surplus site area and any future use of the area would require a separate application for planning permission.

REASON To enable the Planning Authority to retain control over the development of the site.

28. Notwithstanding the approved plans, free unimpeded access shall be maintained at all times for emergency vehicles during the construction process.

REASON In the interests of public safety.

NOTES

1. The applicant is advised that the conditions of outline planning permission no. 04/1236/OL are relevant to this development and require to be discharged. (Copy of outline consent attached).
2. The applicant is recommended to make early contact with SEPA, Redwood Crescent, Peel Park, East Kilbride, G74 5PP (Tel. No: 01355 574200) regarding a Waste Management Licence and the Waste Management Regulations.

**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.**