

## **EAST AYRSHIRE COUNCIL**

**CENTRAL LOCAL PLANNING COMMITTEE: 05 MARCH 2004**

**03/0977/FL: PROPOSED CHANGE OF USE TO FORM 7 NO. FLATTED DWELLINGS, ERECTION OF FLOOD WALL, PART RE BUILD OF WEIR AND REMEDIAL WORKS TO RIVERBANK AT LAIGH MILTON MILL, CROSSHOUSE BY BOSS INTERIORS LTD**

### **EXECUTIVE SUMMARY SHEET**

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

1.1 Full planning consent is sought to form 7 flatted dwellings within a stone building which was formerly used as a bar and restaurant. The building also includes a flat on the upper floor of the building which was occupied by Manager/owner of the bar restaurant. The building has been vacant for 1½ years. The proposals involve the formation of 7 flatted dwellings, two flats are proposed on ground floor, first floor and second floor and one flat on the third floor, resulting in a total of 2 flats on the third floor which includes the existing flat. Four flats of 3-bedroom accommodation and three flats of 2-bedroom accommodation are proposed. External alterations to the building include new doors and new window openings. The existing window frames will either be repaired or replaced as required. The windows on the south west and north west elevations will have obscure glazing. The proposed ground floor flat on the south east elevation will have a patio area with the remaining flats having access to a communal area beyond this patio and adjacent to the river.

1.2 The proposed development also includes the erection of a new floodwall along the south east and north east elevations of the building. The height of the floodwall varies from 1.2 metres to 1.7 metres depending on the depth of the bearing strata. The stem and base would generally be in the region of 250 mm in thickness with a base length of approximately 2250 mm. The wall would be rendered. Works to the River Irvine involve part re-building of the weir adjacent to the riverbank which has been subject to local scouring and erosion. Two options are proposed to reinstate the bank of the river, the first option involves using existing stones from the river originally used to form the wall with additional stone as required. The second option involves the introduction of gabion baskets with an appropriate stone infill with a stone fill mattress to the front of the weir to prevent scouring of the riverbed taking place. The gabion baskets would be designed in such a manner as to resist the effect of flooding and scouring. No other work is proposed to the weir and therefore the free passage of migrating fish will be unaffected.

## **2. RECOMMENDATION**

**2.1** It is recommended that the application should be approved subject to the conditions indicated on the enclosed sheet and that the issuing of the Planning Decision Notice be withheld until the Solicitor to the Council has satisfactorily concluded a formal Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants in respect of the matters detailed in Section 7.2 of the report.

## **3. CONCLUSIONS**

**3.1** As is indicated in Section 5 of the 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 material considerations relevant to this application. The consultation responses received present no adverse comments regarding the proposed development. The application site is directly adjacent to the River Irvine and the flood risk to the proposed flatted dwellings has been adequately addressed by the developer through the erection of a floodwall and the internal treatment of the north west elevation against flood risk seepage. It is considered that the proposed development will bring a vacant stone building back into use. This building is an important feature in the rural landscape of the area and the proposed external alterations are considered to be in keeping with the character of the building.

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control then the application 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 and Building Control**

**Note:** This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.

## EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 05 MARCH 2004

**03/0977/FL: PROPOSED CHANGE OF USE TO FORM 7 NO. FLATTED DWELLINGS, ERECTION OF FLOOD WALL, PART RE BUILD OF WEIR AND REMEDIAL WORKS TO RIVERBANK AT LAIGH MILTON MILL, CROSSHOUSE BY BOSS INTERIORS LTD**

**Report by Head of Planning and Building Control**

### 1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination a full application which is to be considered by the Local Planning Committee under the scheme of delegation as it is subject to objections.

### 2. APPLICATION DETAILS

2.1 **Site Description:** The application site is a stone building with a slate mansard roof known as Laigh Milton Mill. The application site is located to the west of Gatehead, Kilmarnock and within the countryside. The application site includes a car parking area and open space to the front of the building and part of the adjacent River Irvine which includes a weir. The Mill is at the bend of the River Irvine adjacent to the weir. The building is approximately 10 metres from the riverbank. The site is surrounded to the north by residential properties known as 'Millhouse' and 'Mill Cottage' to the south by agricultural land, to the west by the River Irvine and to the east by an unclassified road from Gatehead to Springside and by agricultural land.

2.2 **Proposed Development:** Full planning consent is sought to form 7 flatted dwellings within a stone building which was formerly used as a bar and restaurant. The building also includes a flat on the upper floor of the building which was occupied by Manager/owner of the bar restaurant. The building has been vacant for 1½ years. The proposals involve the formation of 7 flatted dwellings, two flats are proposed on ground floor, first floor and second floor and one flat on the third floor, resulting in a total of 2 flats on the third floor which includes the existing flat. Four flats of 3-bedroom accommodation and three flats of 2-bedroom accommodation are proposed. External alterations to the building include new doors and new window openings. The existing window frames will either be repaired or replaced as required. The windows on the south west and north west elevations will have obscure glazing. The proposed

ground floor flat on the south east elevation will have a patio area with the remaining flats having access to a communal area beyond this patio and adjacent to the river.

2.3 The proposed development also includes the erection of a new floodwall along the south east and north east elevations of the building. The height of the floodwall varies from 1.2 metres to 1.7 metres depending on the depth of the bearing strata. The stem and base would generally be in the region of 250 mm in thickness with a base length of approximately 2250 mm. The wall would be rendered. Works to the River Irvine involve part re-building of the weir adjacent to the riverbank which has been subject to local scouring and erosion. Two options are proposed to reinstate the bank of the river, the first option involves using existing stones from the river originally used to form the wall with additional stone as required. The second option involves the introduction of gabion baskets with an appropriate stone infill with a stone fill mattress to the front of the weir to prevent scouring of the riverbed taking place. The gabion baskets would be designed in such a manner as to resist the effect of flooding and scouring. No other work is proposed to the weir and therefore the free passage of migrating fish will be unaffected.

### **3. CONSULTATIONS AND ISSUES RAISED**

3.1 East Ayrshire Council Roads and Transportation Division were consulted regarding their road and flooding responsibilities.

#### Roads Issues

(i) They have no adverse comments to make regarding road/access issues.

#### Flooding

(ii) They have no objections on flooding grounds. They have recommended that conditions are attached to the planning consent to ensure that the north west external wall is adequately treated for flood risk and that further details of the option to be used to protect the riverbank against erosion and scouring are provided.

(iii) They also advise that the Council is not prepared to undertake legal responsibility for the floodwall.

***In order to ensure that no legal responsibility for the floodwall falls to the Council, a Section 75 legal agreement between the applicant and the Council will ensure that the recording of a deed of conditions places an obligation on the future owners of the flatted dwellings regarding the maintenance of the floodwall.***

3.2 Scottish Water has no objections and recommends that the applicant seek their permission to connect to the public sewerage system and to ascertain if diversion or protection of the public sewer is required. They require further details of the Sustainable Urban Drainage System.

***An advisory note can be attached to any grant of planning consent advising early contact with Scottish Water. Further details of a SUDS system can be controlled by means of a planning condition attached to any grant of planning consent.***

3.3 Scottish Environment Protection Agency have made the following comments:-

- (i) All foul drainage from the site should be connected to the public sewer. They would seek written assurances from Scottish Water that the additional flow ensuing from this development will not cause or contribute to the premature operation of consented storm overflows.

***Scottish Water has no objections to the proposed development.***

- (ii) They require additional information of the SUDS feature proposed for the site to ensure that it has been designed to treat the 'first flush' of surface run off from the site (12 mm of rainfall) as it is during this time when pollutants which become mobilised can impact on the water quality of the receiving watercourse.

***A condition can be attached to any grant of planning consent to meet SEPA's requirements in terms of the SUDS feature.***

- (iii) The development appears to provide for a '200 year' level of flood protection normally acceptable by both Planning Authorities and Insurers. It is normally best practice to uplift the site to provide primary flood protection but they understand such an approach is not feasible. Best practice guidance now indicates that floodwalls should have the ability to be at a later date increased in height to reflect changes in climate change predictions to avoid the 'erosion' over time of the design flood protection.

***Noted. The Roads Division have indicated that they are content with the design of the floodwall.***

- (iv) There may be a small loss of flood storage but this will be insignificant.

***Noted.***

- (v) It is unclear if the 'flood wall' extends to protect all areas up to 16m OD as the east elevation wall does not appear to continue to where ground levels

(of at least 16m OD) would meet the top of the wall (near the bins). The west facing walls presumably will be built as a flood retaining structure to a height of 16.0 m OD.

***The Roads Division have indicated that they are content with the proposal.***

- (vi) SEPA request that a method statement is devised for the construction phase of the operation including the detailed mitigation measures that will be necessary on site to ensure that the pollutants typically associated with those types of works (silts, concretes) do not cause pollution of the adjacent watercourse. PPG Notes 5 and 6 should form an integral part of the Method Statement.

***The above requirement of SEPA can be meet by attaching a condition to any grant of planning consent.***

3.4 The Coal Authority, Powersystems, Transco and Crosshouse Community Council have no adverse comments to make regarding the proposed development.

***Noted.***

3.5 East Ayrshire Council's Environmental Health Division have no objections provided noisy work be restricted to the hours of 7 am – 6 pm Monday – Friday; 8 am – 1 pm on a Saturday, and no noisy work on a Sunday, no burning on site and adequate provision is made for refuse and re-cycling bin storage.

***An appropriate condition could be attached to any grant of planning consent to meet the concerns of Environmental Health.***

3.6 Gatehead Community Council has not responded to their consultation letter at the time of writing this report.

***Noted.***

## **4. REPRESENTATIONS**

4.1 There are 2 objectors to the proposed development and their grounds of objection are as follows:-

4.2 They have severe misgivings regarding the rendering of the proposed west elevation. The current construction and external appearance of the stonework should be maintained.

**Following further discussion with the applicant's agent, it has been agreed that the southwest elevation is not to be rendered but a barrier is to be installed internally to prevent flood risk and seepage from floodwater along the line of this wall.**

4.3 They are concerned about the nature of the glass which is to be used in all of the southwest and northwest elevations. They would still object until such time as a suitable opaque glass sample has been seen. They note that the developer states "all windows to non-accommodation to be obscured glass beds/kitchen". Will this include lounge windows in the lowest floor which are on the southwest elevation? They have stated their garden has a wall but their ownership extends further to include the rough area beyond the wall (the full length of the Mill). In the future they may wish to incorporate this area back into the garden, so they can see the river.

**It is recommended that opaque glazing be used on all windows on the south west and north west elevations of the building which directly overlook gardens of adjacent residential properties. The opaque glazing will prevent overlooking to the windows and gardens of these properties and protect their residential amenity. It would not be appropriate to impose such a requirement on the existing third floor flat. The installation of opaque glazing and its maintenance can be controlled by attaching a condition to the grant of planning consent.**

4.4 A fire door is indicated on the north west elevation, is this another way of getting a window into the development? There are ownership issues regarding the land on this elevation and they object to any new windows being added to this elevation as it may involve excavation work near the mains water pipe.

**New windows are proposed on the north west elevation, however these windows will have opaque glazing to prevent any loss of amenity to adjacent residential properties. The onus is on the developer to ensure that excavation work does not affect the mains water pipe.**

4.5 No ventilation is proposed for the bathroom on the second floor.

**This is a Building Control matter and any resultant changes to the elevation will require the developer to approach the Planning Authority.**

4.6 They note that the developer plans to carry out flood protection works and assume that the work will not entail any such encroachment as the developer has not contacted the objector directly.

***The developer is proposing the erection of a floodwall along the north east and south east elevations. The south west elevation will be treated internally against flood risk. The proposed flood protection works are to be undertaken on land within the control of the applicant.***

4.7 They have concerns regarding any impact on the sewage and water system in the area.

***Scottish Water has not indicated any objections to the proposed development with regard to water and sewerage provision.***

4.8 They believe that the building can be restored sympathetically and successfully without the need for new window areas or any alterations which change its appearance externally.

***The applicant has tried to minimise the number of new window openings and external alterations in order to preserve the character of this stone building as far as practical.***

4.9 The part re-build of the weir must be of a design which will allow the free run of migratory salmon and sea trout. As long as the present breach in the dam remains a fish pass would not be required, but if altered in any way or closed a fish pass would be required.

***As detailed in Section 2.3 of the report, works to the River Irvine will involve part re-building of the weir adjacent to the riverbank at Laigh Milton Mill which has been subject to local scouring and erosion. The remaining part of the weir will be untouched which will allow the free run of migratory salmon and sea trout to continue. If the developer was to carry out other works to the weir that prevent the free passage of migratory salmon and sea trout, a fish pass would be required under the Salmon (Fish Passes and Screens)(Scotland) Regulations 1994.***

4.10 Who will ultimately be responsible for the maintenance of the weir and who will own the fishing rights and these cannot be separated.

***Responsibility for the maintenance of the weir will transfer to the future owners of the flatted dwellings. Ownership of future fishing rights on this part of the River Irvine is not a planning but a legal matter.***

4.11 There are no details regarding access to the Public Right of Way being kept open.

***The applicant has advised that there appears to be no reference to a Right of Way in the Titles of the Mill and no allowance has been made for this. The required access by the bailiff would be maintained. The right of way has no statutory basis and is a legal matter between the applicant and objector. It should be noted that there is no record of a formal right of way in this location.***

## **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). Whilst the Structure Plan addresses issues of a more strategic nature, the following Local Plan policies are relevant.

5.2 Policy RES 7 encourages the rehabilitation or conversion to residential use of existing and traditionally designed and constructed buildings both within settlements and the rural area provided it meets all of the following criteria:

- (i) The Council will require to be satisfied that the structural condition of the building is suitable for its conversion to residential use;
- (ii) The proposal is capable of being implemented while retaining, to at least eaves level, the existing external walls of the building. Any extension shall be limited to a maximum of 50% of the ground floor area of the existing building and a minimum 50% of the external wall area in the completed conversion/rehabilitation shall be formed from the external walls of the original building;
- (iii) The development meets the service requirements of all appropriate statutory undertakers and the Council as Roads Authority;
- (iv) The proposal is fully in keeping with the character and appearance of the area within which it is located;
- (v) The proposal meets all the design requirements of the Council and reflects the style and design of the original building located on the site; and
- (vi) The proposal does not damage the architectural integrity of the building and re-uses wherever possible, any existing traditional building materials found on site.

***The proposed development complies with the above policy as the proposed conversion reflects the style and design of this stone building and is in keeping with the character and appearance of the area. Although the building has been vacant for 1½ years, the building is structurally intact. Furthermore none of the statutory consultees have raised any objection to the proposed development.***

5.3 The applicant has agreed to contribute to the Sports, Recreational and Leisure Fund in terms of Policy TLR 5.

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

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

### Consultation Replies and Letters of Representation

6.2 It is not considered that any aspects of the consultation replies or the letters of objection indicate that the application should be refused. The concerns of the objectors can be addressed by attaching conditions to the grant of planning consent to ensure that the approved details are implemented on site.

### Planing History

6.3 03/0260/FL: Proposed Change of Use to form 7 no. Flatted Dwellings, Laigh Milton Mill, application was withdrawn by the applicant.

6.4 01/0778/FL: Proposed Change of Use from Bar Restaurant with 2 No. Vacant Floors of Former Mill into 7 No. Apartments and Alterations, Laigh Milton Mill, withdrawn by the applicant on 19 February 2003.

6.5 96/0183/FL: Proposed Change of Use of Part of the First Floor to Offices approved on 26 June 1996.

## **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 from the Council entering into a legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicant in respect of ensuring that the maintenance of the

floodwall is an obligation on the future owners of the flatted dwellings and in respect of a contribution to the Sports, Recreational and Leisure Fund.

## **8. CONCLUSIONS**

8.1 As is indicated in Section 5 of the 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 material considerations relevant to this application. The consultation responses received present no adverse comments regarding the proposed development. The application site is directly adjacent to the River Irvine and the flood risk to the proposed flatted dwellings has been adequately addressed by the developer through the erection of a floodwall and the internal treatment of the north west elevation against flood risk seepage. It is considered that the proposed development will bring a vacant stone building back into use. This building is an important feature in the rural landscape of the area and the proposed external alterations are considered to be in keeping with the character of the building.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application should be approved subject to the conditions indicated on the enclosed sheet and that the issuing of the Planning Decision Notice be withheld until the Solicitor to the Council has satisfactorily concluded a formal Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants in respect of the matters detailed 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 and Building Control then the application 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 and Building Control**

26 February 2004  
(PC/MMM)  
FV/DVM

## LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Responses.
4. Letters of Representation.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.
7. Planning Application Nos: 03/0260/FL; 01/0778/FL; 96/0183/FL.

Anyone wishing to inspect the above papers please contact Pamela Clifford on 01563 576772.

***Implementation Officer: Dave Morris***

030977FL

## EAST AYRSHIRE COUNCIL

## TOWN &amp; COUNTRY PLANNING (SCOTLAND) ACT 1997

03/0977/FL

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Site of Proposal:	Laigh Milton Mill Crosshouse KILMARNOCK KA2 0BP
Nature of Proposal:	Proposed Change of Use to Form 7 No. Flatted Dwellings, Erection of Flood Wall, Part Re Build of Weir and Remedial works to Riverbank
Name & Address of Applicant:	Boss Interiors Ltd Unit 2 Spiersbridge Business Park Thornliebank GLASGOW G46 8NL
Name & Address of Agent:	BSP Architects Ravenstone House 4 Ravenstone Drive Giffnock GLASGOW G46 6AL

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DPOs Reference: PC/MMM

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 and plans submitted on 04 November 2003, location plan received on 18 December 2003, the proposed elevations, existing and proposed floor plans and site layout plan received on 14 January 2004, the existing elevations and internal tanking details received on 11 February 2004 and the Report on Wall to Existing Riverbank and Floodwall from Paterson Consulting Engineers Ltd received on 28 October 2003 and the letter from BSP Architects dated 04 February 2004.

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

2. Notwithstanding the approved plans, and prior to the commencement of development on site, details of all repairs to the windows and details and samples of all new windows and doors shall be submitted to and approved by the Planning Authority and implemented as approved.

REASON In the interests of visual amenity.

3. Notwithstanding the approved plans, all windows on the northwest and southwest elevations shall have opaque glass with the exception of the existing third floor flat windows. Prior to the commencement of development on site details and samples of the opaque glass to be installed within the windows shall be submitted to and approved by the Planning Authority and installed on site as approved prior to the occupation of the flat to which it relates and maintained thereafter.

REASON To prevent overlooking to adjacent residential properties.

4. Notwithstanding the approved plans, details of any repairs to the roof of the building shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and thereafter implemented as approved.

REASON In the interests of visual amenity.

5. No construction work, site clearance or preparation works external to a building shall take place before 08:00 hours and after 17:00 hours on Mondays to Saturdays nor at any time on Sundays.

REASON In the interests of residential amenity.

6. Prior to the occupation of any flats on site, the proposed floodwall shall be installed on site. Details of its final treatment shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented as approved.

REASON To prevent the seepage of floodwater to residential properties in the interests of residential and visual amenity.

7. Details of the works to be undertaken to protect the adjacent riverbank against erosion and scouring shall be submitted to and approved by the Planning Authority and implemented prior to the occupation of any flats on site.

REASON To enable the Planning Authority control over the development of the site to protect the riverbank and in the interests of ensuring the free passage of migrating fish stock.

8. Any further remedial works to the river and riverbank which are not detailed in the document entitled 'Report on Wall to Existing Riverbank and Floodwall' dated 28 October 2003 shall be submitted to and approved by the Planning Authority prior to the commencement of development on site. These works shall ensure at all times the free passage of migrating and breeding fish stock.

REASON To enable the Planning Authority control over the future works in the interests of ensuring the free passage of migratory fish stock.

9. Notwithstanding the submitted information, details of the final treatment and works to the northwest elevation to prevent the seepage of floodwater shall be submitted to and approved by the Planning Authority and implemented prior to the occupation of any flats on site.

REASON To prevent the incursion of floodwater into the proposed flats.

10. Notwithstanding the approved plans and prior to the commencement of development on site, full details of a final design of the Sustainable Urban Design System shall be submitted to and approved by the Planning Authority and installed on site prior to the occupation of any flats on site. Details of its subsequent maintenance shall also be submitted to and approved by the Planning Authority prior to the commencement of development and implemented as approved.

REASON To ensure that adequate drainage is provided.

11. A landscaping scheme including the treatment of the boundary of the site and the communal amenity area shall be submitted to and approved by the Planning Authority prior to the commencement of any development on site and shall be implemented not later than the next appropriate planting season after the occupation of the first flat. The scheme shall include details of the maintenance arrangements and the landscaping shall be maintained in accordance with these details.

REASON To ensure that the site is adequately landscaped and is subsequently maintained in the interests of residential and visual amenity.

12. Notwithstanding the approved plans, details of the treatment of the area for the storage of refuse bins shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and implemented

on site prior to the occupation of any flats on site. These details shall take cognisance of the storage needs of a 3-bin re-cycling system.

REASON To ensure adequate access to and treatment of bin storage accommodation provision in the interests of the amenity of the area,

13. The proposed layby on the public road shall be installed on site, prior to the occupation of any flats on site.

REASON In the interests of road safety.

14. No burning of waste construction or other materials shall take place on site.

REASON In the interests of the amenity of the area.

15. Notwithstanding the submitted plans details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the site.

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

16. Prior to the commencement of development on site a method statement for construction works including detailed mitigation measures to ensure that pollutants associated with these works (silts/concretes) do not cause pollution to the adjacent watercourse shall be submitted to and approved by the Planning Authority and implemented as approved. The applicant shall take into account SEPA's Pollution Prevention Guidelines 5 and 6 in the Method Statement (copies attached to the decision note).

REASON To prevent the pollution of the adjacent watercourse.

#### NOTES:

1. It is advised that the applicant makes early contact with East Ayrshire Council Roads and Transportation Division regarding works within the road limits. A Road Opening Permit should be obtained prior to the commencement of works on site to ensure road safety and compliance with construction standards.
2. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.

3. The applicant shall make early contact with Scottish Water, 35 Glenburn Road, Prestwick KA9 2NS (0845 601 8855) regarding connecting to the public sewerage system and whether diversion or protection of the public sewer is required. A totally separate drainage system of foul and surface water sewers will be required.

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