

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 03 MARCH 2006

**05/1203/RM: PRIMARY SCHOOL, NURSERY SCHOOL AND COMMUNITY
FACILITIES
AT SHORTLEES PRIMARY SCHOOL, NURSERY SCHOOL AND
COMMUNITY FACILITIES, BLACKSYKE AVENUE/KNOCKMARLOCH DRIVE,
KILMARNOCK
BY FIRST CLASS SCHOOLS**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Reserved Matters consent is sought to erect a primary school, nursery school and community facilities. The new school will be constructed immediately adjacent to the existing school at its eastern side. This will allow the existing school to function within their existing premises until the new building can be occupied. The existing school building will then be demolished and its location would become a parking area, grass pitch and playing area for the new school.

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

- Primary School - this is a simple two storey linear block orientated on a north south axis.
- Nursery School - this is a single storey building on the northern boundary of the school.
- Community Building - a distinct two storey semi-circular building which is mirrored in a semi-circular shape by the adjacent external terrace area. It is expressed as a separate form in its own right but also has a corridor link to the primary building.

1.3 The entrance to the community facilities and primary school is taken from the enclosed entrance forecourt, a controlled semi public space. The entrance to the forecourt is between the community and nursery building and is easily viewed from the parking area below and further reinforced visually by the curving presence of the ramp and the steps before it. The main entrance to the community facilities is across from the forecourt at the northern end of the semi-circular building. Access is also provided from the primary school to the circular community building by means of a glazed corridor that also gives access

to the forecourt space. The semi-circular community building also accommodates the primary school assembly/dining hall, gymnasium and associated changing areas and support spaces (community reception) at ground floor and community rooms, youth, weight lifting and computer rooms and café/drop-in bar at first floor level.

1.4 The primary school occupies much of the width of the site on a north-south axis. Fifteen classrooms are proposed with eight at ground level for predominantly younger children. Each pair of classrooms is accessed from a recessed double height top-lit cloakroom area with curving walls to each classroom. Externally four different coloured rendered panels with circular aluminium curtain wall glazing infill systems are proposed as features on the elevations to Shortlees Road. Materials to be used externally include blockwork, cladding panels, render and aluminium standing seam composite roofing. The nursery school extends westwards from the entrance hall and is effectively self-contained and is capable of functioning separately from the rest of the school. All the main rooms enjoy the benefits of additional light and space by means of a sloping roof form and continuous clerestory glazing.

1.5 The semi-circular form of the community building is extended outwards into the external area to be mirrored in the semi-circular form of the external terrace area. This space will provide a variety of uses and enjoy the twin benefits of direct access to the large spaces within the building and view of the rest of the school grounds. A grass pitch of 55 by 37.5 metres is proposed on the western end of the site. Landscaping and recreational facilities, a wildlife garden, nature trail and pond are proposed adjacent to the pitch together with a hard surfaced fenced ball play area. This area will include a netball court of 30.5 metres by 15.25 metres. Further landscaping and activity trail are proposed along the eastern boundary of the site.

1.6 A total of 80 car parking and drop-off spaces are proposed which will be accessed from Blacksyke Avenue with a delivery and drop-off area along Knockmarloch Drive. The multi-use sports pitch which is presently on site will be re-located in the immediate Shortlees area and does not form part of the present proposals.

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. 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 Roads Division have no objections to the proposed access and parking facilities. The proposed development will bring considerable benefits to the local area, replacing an existing school with a modern purpose built campus to meet the future educational and community needs of the local area. The design and siting of the proposed development will provide civic presence to the immediate and wider community area. The external space has also been designed and sited to give an integrated fusion of landscape and architecture. The visual impact of the new building is maximised due to its elevated position without having an adverse impact on the amenity of adjacent residential properties.

CONTRARY DECISION ROUTE

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

Alan Neish
Head of Planning, Development and Building Standards

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

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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 Central Local Planning Committee under the scheme of delegation as it involves a large scale development which accords with the Adopted East Ayrshire Local Plan.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 3.2 hectares in area and comprises the existing Shortlees Primary and Nursery School and Community Building and its curtilage. The curtilage of the existing school includes a car park, playground, two grass areas and existing multi-use sports pitch. The application site is bounded on all four sides by existing housing. The existing site is higher in level than the road at Langside Avenue, rising in height towards Shortlees Road. The existing school varies from two storey to three storey in height.

2.2 **Proposed Development:** Reserved Matters consent is sought to erect a primary school, nursery school and community facilities. The new school will be constructed immediately adjacent to the existing school at its eastern side. This will allow the existing school to function within their existing premises until the new building can be occupied. The existing school building will then be demolished and its location would become a parking area, grass pitch and playing area for the new school.

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

- Primary School - this is a simple two storey linear block orientated on a north south axis.
- Nursery School - this is a single storey building on the northern boundary of the school.
- Community Building - a distinct two storey semi-circular building which is mirrored in a semi-circular shape by the adjacent external terrace area. It is expressed as a separate form in its own right but also has a corridor link to the primary building.

2.4 The entrance to the community facilities and primary school is taken from the enclosed entrance forecourt, a controlled semi public space. The entrance to the forecourt is between the community and nursery building and is easily viewed from the parking area below and further reinforced visually by the curving presence of the ramp and the steps before it. The main entrance to the community facilities is across from the forecourt at the northern end of the semi-circular building. Access is also provided from the primary school to the circular community building by means of a glazed corridor that also gives access to the forecourt space. The semi-circular community building also accommodates the primary school assembly/dining hall, gymnasium and associated changing areas and support spaces (community reception) at ground floor and community rooms, youth, weight lifting and computer rooms and café/drop-in bar at first floor level.

2.5 The primary school occupies much of the width of the site on a north-south axis. Fifteen classrooms are proposed with eight at ground level for predominantly younger children. Each pair of classrooms is accessed from a recessed double height top-lit cloakroom area with curving walls to each classroom. Externally four different coloured rendered panels with circular aluminium curtain wall glazing infill systems are proposed as features on the elevations to Shortlees Road. Materials to be used externally include blockwork, cladding panels, render and aluminium standing seam composite roofing. The nursery school extends westwards from the entrance hall and is effectively self-contained and is capable of functioning separately from the rest of the school. All the main rooms enjoy the benefits of additional light and space by means of a sloping roof form and continuous clerestory glazing.

2.6 The semi-circular form of the community building is extended outwards into the external area to be mirrored in the semi-circular form of the external terrace area. This space will provide a variety of uses and enjoy the twin benefits of direct access to the large spaces within the building and view of the rest of the school grounds. A grass pitch of 55 by 37.5 metres is proposed on the western end of the site. Landscaping and recreational facilities, a wildlife garden, nature trail and pond are proposed adjacent to the pitch together with a hard surfaced fenced ball play area. This area will include a netball court of 30.5

metres by 15.25 metres. Further landscaping and activity trail are proposed along the eastern boundary of the site.

2.7 A total of 80 car parking and drop-off spaces are proposed which will be accessed from Blacksyke Avenue with a delivery and drop-off area along Knockmarloch Drive. The multi-use sports pitch which is presently on site will be re-located in the immediate Shortlees area and does not form part of the present proposals.

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 East Ayrshire Council's Environmental Health and Waste Management Division, Strathclyde Fire and Rescue, Scottish Gas Networks and Power Systems have no adverse comments to make regarding the proposed development.

Noted.

3.3 Sport Scotland is not in principle opposed to the provision of a single pitch for school and community use. However they have indicated that the proposed single grass pitch is unlikely to be sufficient to accommodate significant community use in addition to school use without deterioration in pitch quality. They recommend the proposals are amended to provide a synthetic rather than natural grass pitch, ideally floodlit and with dimensions of 60 m x 40 m with additional 2 metre run-offs on all 4 sides. If the pitch is to remain grass it is important that an appropriate drainage and construction specification is agreed to ensure that the pitch can cope with the expected levels of use without deterioration in quality. The Multi-Use Grass Area should ideally be 36 m by 18 m floodlit and surfaced in a suitable sports surface. For both these facilities, the ideal orientation is NNW-SSE to reduce the problem of playing into the setting sun on winter afternoons. Sport Scotland have also made other recommendations regarding the internal sports area with regard to the gymnasium, the provision of two badminton courts, and the movement and dance studio and changing facilities.

The applicant has provided recreational facilities above what was required by the outline permission. The applicant is not willing to provide a synthetic grass pitch which would be floodlit. Adequate drainage and specification of the pitch will be provided to allow

maximum use of the pitch. The applicant believes that there is no requirement to floodlight the multi-use grass area. The comments of Sport Scotland regarding the interior of the building have been passed to the applicant and these will be given due consideration in the detailed internal design.

3.4 Scottish Environment Protection Agency have no objections to the proposed development. They have indicated that there are no SUDS proposals for this application and they would request that SUDS are agreed with the Council in consultation and agreement with SEPA. The importation or removal of waste material such as soil may require a waste management licence or confirmation of exemption. The removal of waste off site should be in accordance with the Waste Management Regulations.

The requirement for provision of a SUDS system 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. An advisory note can be attached to any grant of planning permission advising the applicant of the requirements of SEPA in relation to waste management.

3.5 East Ayrshire Council's Educational and Social Services 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.

3.6 East Ayrshire Council's Outdoor Amenities Section have made the following observations. They are disappointed that the developer has not taken the new multi-sports court into account. This facility was built less than 2 years ago and is well used by children and young adults within the community and would be a major loss. They recommend the facility is included within the plan or dismantled and re-erected in a suitable agreed site where it can be used at acceptable times by the community. This cost should be met by the developer.

The main landscape proposals are acceptable provided the site is securely fenced to keep undesirables out of the woodland areas.

Adequate drainage will be required on the grass pitch as well as around the bottom of the banking area surrounding the pitch.

More detailed planting proposals regarding trees, shrubs are required.

The applicant has indicated that the multi-sports pitch will be dismantled and re-erected in the immediate area. Discussions will

take place with Outdoor Amenities regarding re-siting the multi-sports pitch. Conditions could be attached to any grant of planning permission to address drainage arrangements for the grass pitch and the banking area and detailed landscaping proposals.

3.7 Scottish Water, Strathclyde Police and the Care Commission have not responded to their consultation letter at the time of writing this report.

Noted.

3.8 There is no Shortlees Community Council in existence for this area.

Noted.

4. REPRESENTATIONS

4.1 There are no objectors to the proposed development.

Noted.

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 The proposal is supportive of Policy ADS 2 of the Approved Ayrshire Joint Structure Plan in that it continues the promotion of Kilmarnock, and in particular this part of Shortlees, as a primary location for educational and community development.

Adopted East Ayrshire Local Plan (EALP)

5.3 Policy CSI is supportive of the proposed development as it states that it 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 as the principle of a new school has been agreed by the grant of outline

planning permission. The development will create high quality educational and community facilities within modern, contemporary designed buildings that will provide a civic presence within the area.

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 are 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 re-development 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 that 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 recreational facilities for the school and community use with a grassed area which is presently used informally being replaced by a formal grass pitch and fenced ball court. The existing multi-sports pitch which is presently located on the site will be dismantled and re-located in the immediate Shortlees area.

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 Recreational and Open Space", the applicant's 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 indicate that the application should be refused. Many of the comments of the consultees have been either previously addressed by conditions attached to the associated outline planning permission or can be addressed by attaching conditions to a reserved matters 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. It encourages greater use of schools for community recreational purposes.

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.

Applicant's Design Statement

6.4 The new school is proposed immediately adjacent to the existing school at its eastern end. This strategy has been adopted by the applicant as disruption to the existing school is minimised and the visual impact of the new building is maximised due to its elevated position. It also allows the building to be set in significant external space on the remainder of the site that can be exploited to develop a wholly integrated fusion of landscape and architecture. The fundamental design concept is driven to create a stimulating, challenging, rewarding and unique educational environment for pupils, staff, parents and other members of the community. The concept is further underpinned by key considerations:-

- Excellent educational functioning in all respects;
- Flexibility of use;
- Accessibility and inclusive;
- Careful manipulation of scale both internally and externally;
- The creation of a wide variety of external spaces based on the Shortlees children's love of sport and outdoor activity;
- A recognition of the crucial importance of natural light and ventilation.

Impact on the Surrounding Area

6.5 The proposed development has been sited and designed to minimise its impact on the surrounding residential properties. The buildings have been designed and sited to provide a civic presence to the area and the wider community beyond.

Planning History of the Site

6.6 04/1237/OL - Proposed Primary School, Nursery School and Community Facilities, Shortlees Primary School granted outline permission on 08 February 2005. Consequently, the principle of a new school has been agreed on the application site.

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 Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local 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 Roads Division have no objections to the proposed access and parking facilities. The proposed development will bring considerable benefits to the local area, replacing an existing school with a modern purpose built campus to meet the future educational and community needs of the local area. The design and siting of the proposed development will provide civic presence to the immediate and wider community area. The external space has also been designed and sited to give an integrated fusion of landscape and architecture. The visual impact of the new building is maximised due to its elevated position without having an adverse impact on the amenity of adjacent residential properties.

9. RECOMMENDATION

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

CONTRARY DECISION ROUTE

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

Alan Neish
Head of Planning, Development and Building Standards

27 February 2006
(PC/MMM)

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: 04/1237/OL.

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

Implementation Officer: Dave Morris

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

05/1203/RM

Site of Proposal: Shortlees Primary School, Nursery School and Community Facilities,
Blacksyke Avenue/Knockmarloch Drive
KILMARNOCK KA1 4QY

Nature of Proposal: Primary School, Nursery School and Community Facilities

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

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:- Existing Site Plan SHP-01-3009; Existing Site Plan PL 3100A; Site Sections SE 4100 Rev B; Sketch Layout Edge Details 04058E-MAU-SK-014; Location Plan SHP-01-3010 Rev B; Ground Floor Plan SHP-01-3001; First Floor Plan SHP-02-3002; Roof Plan SHP-03-3003; Elevations 1 of 2 SHP-EL-5001 Rev B; Elevations 2 of 2 SHP-EL-5002 Rev B; Site Access and Traffic Plan Phase 1 SHPL SK 3050 Rev A; Site Access and Traffic Plan Phase 2 SHPL SK 3051 Rev A; Generic 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 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 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, which shall include 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 pitch, 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 pitch 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 maximum use of the grass pitch.

6. Notwithstanding the approved plans, full details of the fenced ball play area 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 recreational facilities.

7. Notwithstanding the approved plans details of the design of the screening for the bin storage area and recycling centre shall be submitted to and approved by the Planning Authority and shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development. The proposed bins shall be sited in these areas at all times.

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

8. Notwithstanding the approved plans, details of the design 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 implemented as approved.

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

9. 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.

10. The proposed parking and drop-off point, delivery and drop-off area shall be implemented within a timescale to be agreed by the Planning Authority prior to the commencement of development.

REASON In the interests of road safety and residential amenity.

11. Notwithstanding the approved plans, details of the design and siting of all walls, including retaining walls, gates and boundary features 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 the visual amenity.

12. Notwithstanding the approved plans, details of the design of the exterior stores and cycle sheds on site 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 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 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 and temporary parking for parents 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, 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.

18. Notwithstanding the approved plans, details of the dismantling and re-siting of the existing multi-sports 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 according to the approved details.

REASON To ensure that the multi-sports pitch is re-sited in the local area.

19. 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.

NOTES:-

1. The applicant is advised that the conditions of outline planning permission no. 04/1237/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.**