

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 03 AUGUST 2004

**03/0969/LA: PROPOSED ALTERATIONS TO HUNTER CENTRE AND
ARDBEG CLINIC TO FORM NEIGHBOURHOOD SERVICES CENTRE,
HOUSING AND SOCIAL WORK OFFICES, GPs, DENTISTS, DAY CARE
NURSERY COMMUNITY ROOM, GYMS, INFORMATION POINT, SUPPORT
WORKERS FACILITY
AT WESTERN ROAD, KILMARNOCK
BY EAST AYRSHIRE COUNCIL**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 This application involves a Notice of Intention to Develop by the Council to form a neighbourhood service centre which will accommodate Council functions such as Social Work and a Housing Office and Health Trust functions such as Dentists, GPs, offices for support and office staff for both the Council and Health Trust Departments. The proposed development also includes accommodation for the re-located Hillhead Nursery, a Community Room, Gyms and a General Information Point. The development involves the re-use of the existing Hunter Centre and Ardbeg Clinic buildings which are linked by a new building. These buildings are also linked to a new building on the southern part of the site.

1.2 Vehicular access to the neighbourhood services centre is by a new junction on the Western Road between Nos. 73-75 and 93-95 Western Road. Pedestrian access will be maintained from Western Road to Morven Avenue by a glazed corridor in the building which will be open late into the evening to allow pedestrian access to be maintained. The neighbourhood service centre will also still be able to be accessed from Corrie Crescent and Ardbeg Avenue by pedestrians. A total of 136 car parking spaces are proposed for the development. Disabled parking and a drop off/pick up area are proposed immediately adjacent to the main entrance.

1.3 The proposed building is single storey in height with internal courtyards which will be landscaped and have seating areas for both the public and staff. Access at the public entrance is from the main corridor with all interview/treatment rooms in close proximity. The office accommodation is proposed towards the rear of the building although the building has been designed to enable both the public and office/staff to mix and meet with a Community Library and Café proposed. The re-located Hillhead Nursery is to be sited adjacent to the front of the Hunter Centre in a curved shared building. It

will provide an improved facility for the Nursery which will also have an outdoor secure play area provided to the front of Nursery. The design of the new building is modern, with a cantilever roof of aluminium roof sheeting. Roughcast render is proposed to the walls and self-coloured powder coated aluminium windows and doors. The new building will incorporate significant areas of glazing especially at the main public access areas. These areas will utilise a themed colour scheme to assist orientation within the building.

1.4 The existing Hunter Centre and Ardbeg Clinic buildings are to be upgraded with the main hall of the Hunter Centre to remain and the attached single storey buildings to be demolished. A new gym, community room and physiotherapy area is proposed, with the soft play facilities to remain. The Ardbeg Clinic will also be upgraded with a new lightwell within the centre of the building. It will now be attached to the new building together with the Hunter Centre by a new glazed corridor. The walls of both existing buildings will be clad and finished in roughcast render to match the new building. Existing windows and doors will be upgraded to match. This will allow both the existing and new buildings to read as one.

2. RECOMMENDATION

2.1 It is recommended that a Notice of Intention to Develop be forwarded to the Scottish Ministers in accordance with the Development by Planning Authorities Regulations 1981-1984. The proposal is considered to be acceptable subject to further details being agreed with the Head of Planning Development and Building Standards as indicated on the attached sheet.

3. CONCLUSIONS

3.1 As is indicated at Section 5 of the report the application is not 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 refused 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. With regard to the concerns of the objectors, these are not considered to be of such significance as to merit refusal of the application and in respect of road safety issues they have not been echoed by the Roads Division. Although the proposed development will result in the loss of part of the existing open space it is considered that the construction of a neighbourhood service centre which will house Council and health services, an information point and nursery, community and leisure facilities

in one building will bring significant community benefit to this area of Kilmarnock which justifies the loss of an area of open space. The new building has been sited and designed to minimise its impact on the amenity of adjacent residential properties and can be safely accessed with appropriate levels of parking.

James Lavery
Executive Director of Development and Property Services Department

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 Executive Director of Development and Property Services

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an application under the Notice of Intention to Develop procedures which is to be considered by the Development Services Committee under the scheme of delegation as it is contrary to the Adopted East Ayrshire Local Plan subject to objections and consequent notification to the Scottish Ministers.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 18,800 square metres in area and is located within the north-western area of Kilmarnock. The application site includes the Hunter Sports Centre and Ardbeg Keep Well Clinic. The majority of the application site is an open space area with pathways. The site includes the centre section of Ardbeg Avenue and all of Corrie Crescent.

The open space area between 73-75 and 93-95 Western Road is also included as part of the application site and the adjacent Western Road. The application site is largely surrounded by residential properties, although the Morven Centre abuts the southern boundary.

2.2 **Proposed Development:** This application involves a Notice of Intention to Develop by the Council to form a neighbourhood service centre which will accommodate Council functions such as Social Work and a Housing Office and Health Trust functions such as Dentists, GPs, offices for support and office staff for both the Council and Health Trust Departments. The proposed development also includes accommodation for the re-located Hillhead Nursery, a Community Room, Gyms and a General Information Point. The

development involves the re-use of the existing Hunter Centre and Ardbeg Clinic buildings which are linked by a new building. These buildings are also linked to a new building on the southern part of the site.

2.3 Vehicular access to the neighbourhood services centre is by a new junction on the Western Road between Nos. 73-75 and 93-95 Western Road. Pedestrian access will be maintained from Western Road to Morven Avenue by a glazed corridor in the building which will be open late into the evening to allow pedestrian access to be maintained. The neighbourhood service centre will also still be able to be accessed from Corrie Crescent and Ardbeg Avenue by pedestrians. A total of 136 car parking spaces are proposed for the development. Disabled parking and a drop off/pick up area are proposed immediately adjacent to the main entrance.

2.4 The proposed building is single storey in height with internal courtyards which will be landscaped and have seating areas for both the public and staff. Access at the public entrance is from the main corridor with all interview/treatment rooms in close proximity. The office accommodation is proposed towards the rear of the building although the building has been designed to enable both the public and office/staff to mix and meet with a Community Library and Café proposed. The re-located Hillhead Nursery is to be sited adjacent to the front of the Hunter Centre in a curved shared building. It will provide an improved facility for the Nursery which will also have an outdoor secure play area provided to the front of Nursery. The design of the new building is modern, with a cantilever roof of aluminium roof sheeting. Roughcast render is proposed to the walls and self-coloured powder coated aluminium windows and doors. The new building will incorporate significant areas of glazing especially at the main public access areas. These areas will utilise a themed colour scheme to assist orientation within the building.

2.5 The existing Hunter Centre and Ardbeg Clinic buildings are to be upgraded with the main hall of the Hunter Centre to remain and the attached single storey buildings to be demolished. A new gym, community room and physiotherapy area is proposed, with the soft play facilities to remain. The Ardbeg Clinic will also be upgraded with a new lightwell within the centre of the building. It will now be attached to the new building together with the Hunter Centre by a new glazed corridor. The walls of both existing buildings will be clad and finished in roughcast render to match the new building. Existing windows and doors will be upgraded to match. This will allow both the existing and new buildings to read as one.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads and Transportation Division advise that the level of car parking provided within the site is satisfactory. The nursery drop-off

area requires to be extended by 2 spaces and the car parking spaces lost as a result of this change require to be accommodated elsewhere within the site. The junction with Western Road is considered to be acceptable following the submission of a Transport Assessment although the vehicle access onto Western Road requires to be widened to 8.0 metres and the pedestrian crossing points to be formed on Western Road require to be re-located to the front of the access/car parking area between the new access and Innellan Drive. Pedestrian barriers also need to be provided over the frontage of the site to guide pedestrians to the approved crossing point. The parallel parking bays adjacent to the buildings shall be converted to drop-off parking.

Noted. The matters raised by the Roads and Transportation Division have been indicated on a supplementary plan submitted to this Division and the Roads and Transportation Division have also confirmed that this plan is satisfactory.

3.2 Scottish Water have not objected to the proposed development although they have recommended a SUDS system be implemented and that early discussion take place with Scottish Water.

Noted. A planning condition can be attached requiring a SUDS system should Members choose to grant consent and an advisory note can be incorporated advising early contact with Scottish Water.

3.3 Scottish Environment Protection Agency (SEPA) has no objection and recommend that the applicant treats the surface water from the site in accordance with the principles of a Sustainable Urban Drainage System.

The requirements of SEPA can be meet by attaching a condition and notes to any grant of planning consent.

3.4 The Coal Authority, Powersystems and East Ayrshire Council's Outdoor Amenities Division have no adverse comments to make regarding the proposed development.

Noted.

3.5 Transco have advised that no mechanical excavations are to take place above or within 0.5 metres of the low-pressure system, 2 metres of the medium pressure system and 3 metres of the intermediate pressure system. They advise that the position of mains should be confirmed by using hand dug trial holes.

There is a medium pressure gas main 200 metres away from the application site and it is not affected by the requirements of Transco.

3.6 East Ayrshire Council's Environmental Health and Waste Management Division have advised that the refuse storage area should be of sufficient dimensions to allow for the provision of re-cyclates storage in addition to basic waste storage capacity. The access road from Corrie Crescent into the service yard for refuse collection vehicles should be accessible to allow vehicles to enter and leave in forward gear. Site construction works and activities should be undertaken so as not to cause any nuisance to residents in the locality, eg burning, unsociable hours, noise.

The proposed site layout has been amended to form a service yard and refuse collection area. The new turning head to be formed onto Corrie Crescent will be of sufficient size to allow a bin lorry to enter and leave in forward gear. The applicant has contacted the Waste Management Department and based on discussions has made provision for 6 no. 12 litre capacity wheelie bins. Four would be allocated for general refuse (paper/cardboard, 1 no. for plastic and 1 no. for glass. Clinical waste will be managed and collected by specialist contractors in accordance with the Health Trust guidelines.

With regard to the comments of Environmental Health regarding noise and disturbance to adjacent residents, a condition can be attached to grant of planning consent to meet their requirements.

3.7 East Ayrshire Council's Homes and Technical Services and the North West Kilmarnock Community Council have not responded to their consultation letters at the time of writing this report.

Noted.

4. REPRESENTATIONS

There are 6 objectors to the proposed development and their grounds of objection are as follows:-

4.1 The ground directly behind neighbouring residential property will be turned into a building site with heavy machinery running daily.

It is acknowledged that there will be disturbance to adjacent properties during construction works, however this will be short-term in nature.

4.2 The existing services at the Onthank Community Centre have a needle exchange and due to this, needles are thrown over boundary fences regularly into private gardens and moving this facility up against garden fences of

neighbouring property will bring these people and their syringes right to their door.

Noted.

4.3 Owners will not be able to sell their property during the period of the building of this centre due to the building site and after the building is completed unsavoury people will be frequenting this centre.

The impact on the ability to sell property is not a material planning consideration in itself, however, by condition the impacts of construction can be limited in terms of construction hours.

4.4 The Hunter Centre already has crowds of teenagers hanging about it all night. The alarm goes off almost nightly (this can be verified by the Police). This will be going on directly behind existing residential property.

This is a matter for Strathclyde Police.

4.5 Many people in the neighbouring streets have children of a young age who will not be able to play in their back garden due to construction work and also when the building has been completed due to the people this building will attract.

It is not considered that the neighbourhood service centre either when operational or during construction will affect the ability of children to play within the curtilage of adjacent properties.

4.6 The back windows of the neighbouring dwellinghouses currently look out to a well maintained area of greenery. If this project goes ahead they will be looking onto a concrete building with graffiti all over it in a week.

The right to a view is not a material planning consideration. Residents of Western Road adjacent to the site will either overlook a well designed building which will be well maintained or a car parking area, neither of which are considered to be detrimental to the amenity of the area.

4.7 The development will restrict neighbours' access in and out of their property during the construction period.

It is not envisaged that the proposed development will restrict access during construction to and from adjacent properties on Western Road.

4.8 The development will limit the privacy that residents have at present which they would like to remain.

The proposed development has been designed to minimise its impact on the privacy and amenity of adjacent residential properties.

4.9 The development will de-value neighbouring properties.

This is not a material planning consideration.

4.10 None of the services mentioned in the application are required by residents.

The neighbourhood service centre is proposed for adjacent residents and the wider north-west area of Kilmarnock.

4.11 There are parking problems regarding users of the Hunter Centre as they are unwilling to park their vehicles at the Centre due to vandalism. They tend to park on Western Road as it is a safer place to leave their vehicle. The new Centre will increase this problem.

A sufficient number of car parking spaces within the site have been provided for the development and the Roads Division have no objections. With regard to vandalism, this is a Police matter.

4.12 Neighbours are unable to maintain their properties externally, ie fencing and access. They believe that there would be extra damage to their properties with people trying to gain access to the centre using their gardens as short cuts.

There is sufficient public access to the development without requiring people gaining access to the neighbourhood centre by using short cuts through adjacent gardens.

4.13 The homeless, addicts and alcoholics will come from all over the area and congregate adjacent to private housing that has minimal problems which are dealt with satisfactorily at present.

The proposed neighbourhood services centre will be providing Health and Council Services for the wider north-west area, including residents in the more immediate vicinity.

4.14 The main entrance on Western Road into the centre will involve tremendous havoc to the area. The pelican crossing is extremely busy and used by thousands of people. The removal of this crossing will cause a great deal of danger to pedestrians and motorists. The new bus stops with raised pavements which have recently been installed are also to be removed.

The pelican crossing is to be re-located to allow access to the neighbourhood service centre from the Western Road. The proposed bus stop will be re-located on Western Road.

4.15 If the proposed development is considered to be an essential service to East Ayrshire residents there must be a more suitable site for this centre which should be more central to service users.

The neighbourhood service centre is to provide services for the wider north west area. There is a lack of suitable alternative development sites within the Western Road area available to accommodate such development. This is considered to be the best site for this type of development being adjacent to the existing Ardbeg Clinic and Hunter Centre.

4.16 Litter would be a problem as people attending the proposed offices would leave litter that would find its way into the surrounding residential gardens.

A litter problem can be prevented if sufficient litter bins are provided as well as ensuring that the surrounding land is maintained on a regular basis.

4.17 The creation of some kind of concrete jungle and the removal of the public path to the local amenities (shops) is not acceptable.

Pedestrian access will be maintained throughout the site. The neighbourhood service centre will be opened from 8.00 am to 10.00 pm at night. Outwith these times, an alternative pedestrian access will be provided via Ardbeg Avenue from Western Road. The terminology 'concrete jungle' does not reflect the quality of the works proposed.

4.18 The removal of the play area is not acceptable.

The existing play area has limited value as the play equipment has already been removed. The level of services provided by the proposed development for the surrounding area more than outweigh the loss of a play area.

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).

5.2 Policy CS1 states that the Council will respond positively to changing needs and demands for community and educational facilities throughout East Ayrshire. Wherever possible, existing facilities will be retained and improved and support and encouragement will be given to all other community facilities and public service organisations to maintain and improve the services they provide.

The proposed development accords with the above policy as it will provide health and Council services in the one building, together with nursery and community facilities. The proposed development is a joint venture between the Council and the Health Trust.

5.3 The application site is affected by Policies TLR 8 and TLR 9 of the East Ayrshire Local Plan. Policy TLR 8 presumes against development on safeguarded areas of public and private recreational or amenity open space areas. The following types of development on existing areas of maintained amenity or recreational open space will be considered appropriate subject to compliance with all appropriate Council Development Promotion and Design Guidance.

- (i) Laying out of new playing fields, bowling greens, putting greens;
- (ii) Creation of all weather sports facilities;
- (iii) Creation of new children's play areas, and
- (iv) Development of pavilions or other ancillary facilities to serve any exiting or proposed outdoor sport and recreational activities in the area.

5.4 Policy TLR 9 states that the development of both private and public recreational or amenity open space for purposes other than those described in TLR 8 above will be permitted only in exceptional circumstances where:-

- (i) 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 itself, or
- (ii) alternative provision of equal community benefit and accessibility can be made available within close proximity to the site, or

- (iii) there is a clear long term excess of pitches, playing fields and amenity open space in the wider area.

The proposed development is essentially contrary to the provisions Policy TLR 8 as the development does not constitute the uses stated within this Policy. In terms of Policy TLR 9 sufficient justification can be made for the development in terms of the three criteria of Policy TLR 9. The proposed neighbourhood service centre in itself is of significant community benefit and there is a fully justified need for the development to be located in a central position to serve its identified catchment. There is a lack of suitable alternative development sites within the Western Road area available to accommodate such a development and the existence of the adjacent Hunter Centre and Ardbeg Clinic give further justification for the proposed development to be sited in this location.

A large area of open space to the north of the Hunter Centre is unaffected by the present proposals and is considered to be of equivalent amenity and community value as the open space lost through the proposed development. Furthermore the neighbourhood service centre has been designed to provide usable open space with two internal courtyards proposed which will be landscaped and have seating for both the public and staff. The Hillhead Nursery will have a secure outside play area together with indoor recreational and leisure facilities provided by the Hunter Sports Centre.

Any loss of amenity open space will be ameliorated by a sensitive landscape treatment between the proposed buildings and car parking areas and the adjacent residential properties.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations to the determination of this application are the consultation responses and the representations detailed in Sections 3 and 4 of the report and the planning history of the site.

Consultation Responses and Representations Received

6.2 The consultation responses have been highlighted in Section 3 of this report. No negative issues have been raised which would warrant refusal of the application and the Council's Roads and Transportation Division has offered no objections to the proposed development.

6.3 The concerns of the objectors have been addressed in Section 4 of the report and it is considered that none of the issues raised warrant the refusal of

this application. Many of neighbours' concerns are not material planning considerations or are matters to be addressed by Strathclyde Police. It is considered that the proposed development will bring significant community benefit to this area of Kilmarnock by providing a wide range of Council, Health Trust and community services in one building. The proposed new building can be accommodated on site without significant detriment to adjacent residential properties.

Planning History

6.4 03/0966/LA: Proposed Ground Stabilisation Works and Grouting Works were approved by the Central Local Planning Committee on 06 February 2004.

The proposed ground stabilisation and grouting works would enable the proposed neighbourhood services centre to be constructed on site.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are the following implications for the Council in the determination of this application.

7.2 The application is required to be referred to the Scottish Ministers in terms of the Development by Planning Authorities (Scotland) Regulations 1981-1984 as there are objections and it is contrary to the Adopted East Ayrshire Local Plan.

7.3 The public road network from Ardbeg Avenue to Morven Avenue requires to be stopped-up as a result of this proposal. The authority for doing so is contained within Section 207 and Schedule 16 of the Town and Country Planning (Scotland) Act 1997.

8. CONCLUSIONS

8.1 As is indicated at Section 5 of the report the application is not 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 refused 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. With regard to the concerns of the objectors, these are not considered to be of such significance as to merit refusal of the application and in respect of road safety issues they have not been echoed by the Roads Division. Although the proposed development

will result in the loss of part of the existing open space it is considered that the construction of a neighbourhood service centre which will house Council and health services, an information point and nursery, community and leisure facilities in one building will bring significant community benefit to this area of Kilmarnock which justifies the loss of area of open space. The new building has been sited and designed to minimise its impact on the amenity of adjacent residential properties and can be safely accessed with appropriate levels of parking.

9. RECOMMENDATION

9.1 It is recommended that a Notice of Intention to Develop be forwarded to the Scottish Ministers in accordance with the Development by Planning Authorities Regulations 1981-1984. The proposal is considered to be acceptable subject to further details being agreed with the Head of Planning Development and Building Standards as indicated on the attached sheet.

Alan Neish
Head of Planning, Development and Building Standards

28 July 2004
(PC/FMF/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Letters of Representation.
5. Approved Ayrshire Joint Structure Plan.
6. Adopted East Ayrshire Local Plan.
7. Planning Application No: 03/0966/LA.

Anyone wishing to inspect the above papers please contact Fiona Finlay on 01563 576768.

Implementation Officer: Dave Morris

030969LA

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

03/0969/LA

Site of Proposal:	Western Road KILMARNOCK
Nature of Proposal:	Proposed Alterations to Hunter Centre and Ardbeg Clinic to Form Neighbourhood Services Centre including Housing and Social Work Offices, GPs, Dentists, Daycare, Nursery, Community Room, Gyms, Info Point, Support Workers Facility
Name & Address of Applicant:	East Ayrshire Council London Road KILMARNOCK KA3 7BU
Name & Address of Agent:	Wren Rutherford A S L 1 Barns Street AYR KA7 1XB

DPOs Reference: PC/MMM

The above LOCAL AUTHORITY 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 28 October 2003 as amended by the location plan, general layout plan, site plan as proposed, sections and elevations plans, site plan as existing and proposed roof plan received 27 May 2004 and 08 June 2004 and Curtins Consulting Plan Ref: 22401-601 Rev C received 28 July 2004 and the letter from Austin Smith Lord received on 16 February 2004.

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

2. Notwithstanding the approved plans, details and samples of all external materials shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and shall thereafter be implemented as approved.

REASON In the interests of visual amenity.

3. Notwithstanding the approved plans, a landscaping scheme including the treatment of the boundary of the site adjacent to existing residential properties shall be submitted to and approved in writing 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 neighbourhood service centre. The scheme shall include details of the provision to be made for maintenance of soft and hard landscaped areas and shall be maintained thereafter in accordance with these details. Any trees removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of similar size or species as may be agreed in writing with the Planning Authority.

REASON In the interests of visual amenity and to ensure that adequate provision of open space is provided and to provide screening to adjacent residential properties.

4. Notwithstanding the submitted plans, details (including surfacing) of the secure garden to the Nursery and the play equipment proposed shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development and implemented thereafter as approved.

REASON In the interests of the amenity of the area.

5. All the proposed car parking spaces as shown on the plans including the disabled parking spaces shall be implemented on site prior to the occupation of the neighbourhood service centre and shall be maintained thereafter as approved.

REASON To ensure adequate car parking is provided for the approved development.

6. 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.

7. Notwithstanding the approved plans, details of footpaths to allow access from Western Road to Corrie Crescent during construction works shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development on site and these footpaths shall be implemented prior to any construction works on site and maintained for pedestrian access thereafter at all times during construction works.

REASON To allow pedestrian access during construction works from Western Road to Corrie Crescent.

8. Notwithstanding the submitted plans details of the design and construction of all fences and walls to be erected on the site (including details of the fence to be erected around the secure nursery garden area) shall be submitted to and approved in writing 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.

9. 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.

REASON In the interest of visual amenity and to maintain the existing visual contribution of the trees to the amenity of the area.

10. Prior to the commencement of any works on site, details of a Sustainable Urban Drainage System and its maintenance following installation shall be submitted to and approved in writing by the Planning Authority and shall be installed and fully operational prior to the use of the neighbourhood service centre.

REASON To ensure the provision of adequate surface water drainage within the site.

11. Notwithstanding the submitted plans, details of the location and design of refuse bins for use by the general public using the Neighbourhood Service Centre 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 use of the Neighbourhood Service Centre commencing.

REASON In the interests of amenity of the area.

12. Notwithstanding the site plan approved under the terms of Condition 1, the nursery drop-off area is not approved. Prior to any work commencing on site a revised site plan shall be submitted to and approved in writing by the Planning Authority illustrating the extension of the existing drop-off area, by 2 car parking

spaces and that the car parking spaces lost by this amendment shall be re-located elsewhere within the application site to the satisfaction of the Planning Authority and shall thereafter be formed as approved prior to the proposed development being brought into use.

REASON In order to ensure adequate facilities for the nursery drop-off area and general car park.

13. Notwithstanding the plans approved under the terms of Condition 1 above, and prior to commencing any work on site, details of the location and design of cycle parking provision and stands shall be submitted to and approved in writing by the Planning Authority and the scheme shall thereafter be implemented as approved on site prior to the Neighbourhood Services Centre being brought into use.

REASON In order to promote environmentally sound modes of transport to the proposed development.

14. Prior to any work commencing on site, details of any external lighting scheme for the car park, access and any external lighting on the building shall be submitted to and approved in writing by the Planning Authority and the approved scheme shall thereafter be implemented as approved prior to the neighbourhood services centre being brought into use.

REASON In the interests of residential amenity.

15. The revised access, pedestrian crossing and pedestrian barriers as shown on the Curtin Consulting drawing as approved under the terms of Condition 1 above shall be formed on site as indicated on said drawing prior to the Neighbourhood Services Centre being brought into use and shall be maintained thereafter.

REASON In the interests of road and pedestrian safety.

16. Notwithstanding the approved plans the parallel parking bays adjacent to the buildings hereby proposed shall be converted to drop-off parking. Prior to any work commencing on site for the development hereby approved, details of the revised drop-off parking arrangement shall be submitted to and approved in writing by the Planning Authority. These shall be formed as approved on site, prior to the proposed development being brought into use and maintained thereafter.

REASON In the interests of road and pedestrian safety.

NOTES

1. Prior to the commencement of development on site, the applicant should satisfy him/herself as to the suitability of the site for construction purposes.
2. The applicant shall make early contact with Transco, 95 Kilbirnie Street, Glasgow, G5 8JD as there is a gas main in the area.
3. Early contact is strongly recommended with Scottish Water, 35 Glenburn Road, Prestwick, to discuss permission to connect to the public sewerage system.
4. The developer shall make early contact with Scottish Water and the Scottish Environment Protection Agency to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
5. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific agreements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.

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