

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 08 FEBRUARY 2005

**04/1237/OL: PROPOSED PRIMARY SCHOOL, NURSERY SCHOOL AND
COMMUNITY FACILITIES
AT SHORTLEES PRIMARY SCHOOL, KNOCKMARLOCH DRIVE AND
BLACKSKYE AVENUE, KILMARNOCK
BY ATKINS CONSULTANTS**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Outline planning permission is sought to erect a primary school, nursery school and community facilities. The applicant has submitted an indicative layout showing the proposed footprint of the Shortlees Campus located to the East of the existing building. It is proposed to demolish the existing building and part of this area previously occupied by the existing buildings will be used for playground, car parking and drop off areas. In the present proposals the existing multi-use pitch sited adjacent to Langside Avenue and surrounding grass area remain unchanged.

1.2 The applicant has submitted a supporting statement which reflects their current design intentions. It indicates that the new facility will be no higher than 3 storeys in height. The proposed building will not be closer to the existing on Blacksyke Avenue and Knockmarloch Drive than at present. The proposed building will be designed to respond to the specific needs of the site and to have regard to the existing surrounding housing. Elevations around the building to be of a scale appropriate for the area and to be sympathetic to the human form. The points of entry to the building will be clearly highlighted visually by three dimensional form and the specific use of appropriate cladding materials.

1.3 A Traffic Assessment has been submitted for the development. The indicative layout shows the provision of two accesses to the new campus, one from Knockmarloch Drive and the second access from Blacksyke Avenue. The existing system of footways in the surrounding area are considered suitable to accommodate the predicted additional demand.

2. RECOMMENDATION

2.1 It is recommended that the application should 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 proposal. The principle of the development is considered acceptable and does not raise any significant traffic issues. The proposed development will bring considerable benefits, replacing an existing school with a modern purpose built campus to meet the future educational and community needs of the local area. The existing multi-use sports pitch is unaffected by the present proposals.

3.3 Details of the exact layout, design and height of the proposed development will be considered at the detailed stage.

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 an outline planning application which is to be considered by the Development Services Committee under the scheme of delegation as it involves a larger scale development which accords with the Adopted East Ayrshire Local Plan and is located on land where the Council has an ownership interest.

2. APPLICATION DETAILS

2.1 **Site Description:** The application site is 3.2 hectares in area and comprises the existing primary and nursery school building and curtilage. The curtilage of the existing school includes a car park, playground, two grass areas and existing multi-use pitch.

2.2 **Proposed Development:** Outline planning permission is sought to erect a primary school, nursery school and community facilities. The applicant has submitted an indicative layout showing the proposed footprint of the Shortlees Campus located to the East of the existing building. It is proposed to demolish the existing building and part of this area previously occupied by the existing buildings will be used for playground, car parking and drop off areas. In the present proposals the existing multi-use pitch sited adjacent to Langside Avenue and surrounding grass area remain unchanged.

2.3 The applicant has submitted a supporting statement which reflects their current design intentions. It indicates that the new facility will be no higher than 3 storeys in height. The proposed building will not be closer to the existing on Blacksyke Avenue and Knockmarloch Drive than at present. The proposed building will be designed to respond to the specific needs of the site and to have regard to the existing surrounding housing. Elevations around the building to be of a scale appropriate for the area and to be sympathetic to the human form. The points of entry to the building will be clearly highlighted visually by three dimensional form and the specific use of appropriate cladding materials.

2.4 A Traffic Assessment has been submitted for the development. The indicative layout shows the provision of two accesses to the new campus, one from Knockmarloch Drive and the second access from Blacksyke Avenue. The existing system of footways in the surrounding area are considered suitable to accommodate the predicted additional demand.

3. CONSULTATIONS AND ISSUES RELATED

3.1 East Ayrshire Council's Roads and Transportation Division have no objections to the proposed development. A comprehensive Traffic Assessment has been submitted for the development which is considered acceptable. No works or measures are proposed at the junction of Ayr Road/Caprington Avenue and Blacksyke Avenue/Langside Avenue. The conclusions and recommendations of the Traffic Assessment should be transferred as conditions to any grant of planning consent.

The requirements of the Roads Division in terms of the recommendations of the Transport Assessment can be addressed by attaching conditions to any grant of planning consent.

3.2 East Ayrshire Council Environmental Health have no objections to make regarding the proposed development and would offer the following comments:-

- Noisy work on site should be restricted to 8.00am to 6.00pm Monday to Friday, 8.00am to 1.00pm on a Saturday and no noisy work on a Sunday.
- Noise from the works should be at such a level as will not cause annoyance or be detrimental to the amenity of the area.
- Adequate dust suppression measures should be introduced to minimise likelihood of nuisance during the demolition phase.

The requirements of Environmental Health can be met by attaching conditions to any grant of planning permission.

3.3 Transco have no adverse comments to make regarding the proposed development.

Noted.

3.4 Scottish Environment Protection Agency have no objections to the proposed development and have advised that a condition is attached to advise the applicant to treat surface water in accordance with the principles of Sustainable Urban Drainage Systems. SEPA would prefer that SUDS is used for both treatment and disposal of surface water. Suitable provision should be made with regard to space for waste storage and should be in line with the Area Waste Plan and the Council's implementation plan. The applicant should consult SEPA's Pollution Prevent Guideline 16 on 'Schools and Educational Establishments'.

The requirements of SEPA can be addressed by attaching conditions and notes to any grant of planning consent.

3.5 East Ayrshire Council's Educational and Social Services support the proposed development. This significant investment will result in modern educational facilities which meet the Council's aspirations for learning and teaching in the 21st Century.

Noted.

3.6 Scottish Power, Scottish Water and East Ayrshire Council's Outdoor Amenities have not responded to their consultation letter at the time of writing this report.

Noted.

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

Noted.

4. REPRESENTATIONS RECEIVED

4.1 There are no objectors to the proposed development.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

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

Approved Ayrshire Joint Structure Plan (AJSP)

5.2 There are no relevant policies to assess the proposed development within the Ayrshire Joint Structure Plan.

Adopted East Ayrshire Local Plan (EALP)

5.3 Policy CS1 is supportive of the proposed development as it states that it will respond positively to 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 it is sited within the curtilage of the existing Shortlees Primary and

Nursery School. The new facility will provide new educational and community facilities for the local community.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of this application are the consultation received which are detailed in Section 3 of the report. The consultation responses do not indicate that the application should be refused

7. FINANCIAL AND LEGAL IMPLICATIONS

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

8. CONCLUSIONS

8.1 As indicated at Section 5 of the report, the application is considered to accord with the policies of the Adopted East Ayrshire Local Plan. 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 proposal. The principle of the development is considered acceptable and does not raise any significant traffic issues. The proposed development will bring considerable benefits, replacing an existing school with a modern purpose built campus to meet the future educational and community needs of the local area. The existing multi-use sports pitch is unaffected by the present proposals.

8.3 Details of the exact layout, design and height of the proposed development will be considered at the detailed stage.

9. RECOMMENDATION

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

Alan Neish
Head of Planning, Development and Building Standards

28 January 2005
(PC/RH/MMM)
FV-AN

LIST OF BACKGROUND PAPERS

1. Application Plans and Forms.
2. Statutory Notices.
3. Consultation Responses.
4. Approved Ayrshire Joint Structure Plan.
5. Adopted East Ayrshire Local Plan.
6. PAN 55: The Private Finance Initiative and the Planning Process.

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

Implementation Officer: Alan Neish

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

04/1237/OL

Site of Proposal: Shortlees Primary School
Knockmarloch Drive and Blacksyke
Avenue
KILMARNOCK

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

Name & Address of Applicant: Atkins Consultants
Clifton House
Clifton Place
GLASGOW G3 7YY

Name & Address of Agent:

DPOs Reference: PC/MMM

The above Outline application should be granted subject to the following grounds:

1. The proposed development shall be carried out in accordance with the application form and plans submitted on 02 September 2004 and the Transport Assessment dated December 2004.

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

2. The indicative layout plans submitted with this application are for information purposes only and shall not be treated as forming part of the issued planning permission.

REASON The approval is in outline only.

3. Before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the under mentioned matters hereby reserved.

- (a) The layout of the site;
- (b) The size, height, design and external appearance of the proposed buildings;
- (c) The means of drainage and sewage disposal;

- (d) Details of the access arrangements;
- (e) The provision for open space and associated maintenance arrangements;
- (f) The provision for car parking;
- (g) The boundary walls/fences to be erected;
- (h) The landscaping of the site and associated maintenance arrangements;
- (i) Existing and finished site levels/floor levels;

REASON The approval is in outline only.

4. Details to be submitted under Condition 3 (a) and (b) above shall ensure that the proposed building is no more than 3 storeys in height and shall include variation in storey height especially when in close proximity to residential properties. Its design and siting shall minimise its impact on adjacent residential properties in terms of overlooking, overshadowing and light pollution. The site layout shall be designed to minimise potential conflicts between pedestrians/cyclists and vehicular traffic.

REASON The proposed development is adjacent to residential properties and such a requirement is necessary to minimise the impact on residential amenity and visual amenity.

5. Details to be submitted for approval under Condition 3 above shall include the following:-

- (a) Appropriate parking and drop-off and pick-up facilities to be provided within the school curtilage;
- (b) A service yard to be provided within the school curtilage;
- (c) Staff car parking to be provided within the school curtilage;
- (d) Cycle parking of one space per 25 staff and pupils to be provided within the school curtilage;

All the above matters shall be implemented prior to the use of the new school campus. Any interim arrangements for the provision of the above matters during demolition of the existing buildings shall be approved by the Planning Authority and implemented within a timescale to be agreed by the Planning Authority.

REASON In the interests of road and pedestrian safety.

6. Details to be submitted for approval under Condition 3(d) above, the location of the proposed access points shall be from Knockmarloch Drive and Blacksyke Avenue.

REASON In the interests of road safety.

7. Prior to the commencement of any development on site the applicant shall submit for approval a method statement indicating the proposed routing of construction traffic, details of an off-site holding area to be provided for delivery vehicles which come during those times when construction traffic is not permitted in the vicinity of the existing school and the erection of signs on the

approaches to the site directing vehicles to the holding area and indicating times when construction traffic is not permitted in the vicinity of the existing school. All measures arising from the method statement shall be implemented prior to the commencement of any development on site.

REASON To prevent construction traffic accessing the site through residential areas and during times when it is not permitted in the vicinity of the existing school in the interests of road safety.

8. A supplementary Traffic Assessment may be required to be submitted for approval by the Planning Authority if any of the details submitted for approval under Condition 3 above result in changes in the details of the Transport Assessment approved under this consent. All measures arising from this supplementary Traffic Assessment shall be implemented prior to the use of the new school campus.

REASON The application is in outline only and to allow Planning Authority control over the development of the site.

9. Before any work commences on site, details of a Sustainable Urban Drainage System and its maintenance following installation shall be submitted to and approved by the Planning Authority in writing. The Sustainable Urban Drainage System shall thereafter be installed on site prior to the use of the new school campus.

REASON To ensure that adequate drainage is provided.

10. The development hereby approved shall be undertaken without detriment to neighbouring residential properties by virtue of noise, dirt or general disturbance.

REASON In the interests of amenity and to prevent such established amenity being adversely affected.

11. No construction work, site clearance or preparation works shall take place before 08.00 hours and after 17.00 hours on Mondays to Fridays, 08.00 am to 1.00 pm on a Saturday nor at any time on Sundays.

REASON In the interests of residential amenity.

12. No materials other than top soil shall be brought onto the site for the purposes of infilling or upraising ground levels without the prior written consent of the Planning Authority.

REASON In order to control the development of the site and materials used in making up of ground levels.

13. The developer of the site shall ensure that adequate and continuing measures are taken to ensure that roads and footpaths adjoining the site are

maintained free from mud and other material carried from the site by construction and any other vehicles.

REASON In the interests of road safety and the amenity of the area.

14. Details to be submitted under Condition 3(g) above shall provide for a continuous high boundary fence around the curtilage of the site.

REASON To deter pick-up-drop-off in the surrounding streets to minimise congestion and avoid safety hazards and in the interests of security of the school and adjacent residential properties.

15. No development shall commence on site with the exception of site investigative works until a remediation scheme to deal with the contamination arising on site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:-

- i) The nature, extent and type(s) of contamination on the site.
- ii) A site specific risk assessment of all relevant pollutant linkages.
- iii) Remediation measures to treat/remove contamination to ensure the site is fit for the use proposed.
- iv) Measures to deal with unsuspected contamination discovered during construction works.
- v) Condition of the site on completion of de-contamination measures.

Before the use of the school campus the measures to de-contaminate the site shall be fully implemented as approved by the Planning Authority.

REASON In the interests of public safety.

16. On completion of the remedial works approved under the terms of Condition 17 above, and prior to the use of the school campus, the developer shall submit a report which shall be approved in writing by the Planning Authority confirming that the works have been carried out in accordance with the remediation plan.

REASON To provide verification that remediation of contamination has been carried out in accordance with the remediation plan.

17. Details to be submitted under Condition 3 above shall include the provision of a grass area for outdoor activities by primary and nursery school children.

REASON To ensure adequate outdoor facilities for primary school and nursery school children.

18. Notwithstanding the submitted information and prior to the commencement of development on site a School Travel Plan shall be submitted for the approval of the Planning Authority and all measures arising from that shall have been implemented on site prior to the use of the new school campus.

REASON To reduce traffic levels and congestion around the school site, improve health of staff and pupils and improve the environment of the school and surrounding area.

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 developer shall make early contact with the Scottish Environment Protection Agency and Scottish Water to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.
3. 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.
4. The applicant shall make early contact with Scottish Water, 35 Glenburn Road, Prestwick, KA9 2NS regarding connecting to the public sewerage system and to ascertain if diversion or protection of the existing public sewer is appropriate.

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PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**