

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 03 DECEMBER 2004

04/0978/RM: PROPOSED HOUSING DEVELOPMENT FOR PRIVATE DWELLINGS AT LOMOND WALK, COALHALL ROAD, DRONGAN.

APPLICATION BY HOPE HOMES SCOTLAND

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Permission is sought under Reserved Matters for the erection of 36 detached dwellings within the application site comprising the following house types:

- (i) 7 Eaglesham: 4 bedroom, two storey dwelling with attached garage;
- (ii) 2 Fisherton: 3 bedroom, two storey dwelling with attached garage;
- (iii) 4 Gretton: 3 bedroom, single storey dwelling;
- (iv) 2 Kirkdale: 3 bedroom, one and a half storey dwelling;
- (v) 3 Lynmouth: 4 bedroom, one and a half storey dwelling;
- (vi) 5 Mapleton: 4 bedroom, two storey dwelling;
- (vii) 6 Palmerston: 4 bedroom, one and a half storey dwelling;
- (viii) 1 Quarrywood: 3 bedroom, single storey dwelling;
- (ix) 1 Sandford: 3 bedroom, single storey dwelling;
- (x) 2 Type 1: 5 bedroom, two storey dwelling with attached double garage; and
- (xi) 3 Type 2: 5 bedroom, two storey dwelling with attached double garage.

1.2 All dwellings are to be finished externally in a combination of white dry dash render and a brown reconstituted stone. The roofs of all the dwellings will be finished in grey concrete tiles. Access to the site will be taken from the B730 road and the layout of the site is such that the residential development will be generally centred around an internal loop road. A number of the proposed larger dwellings will have individual private access from the main residential road. The layout in respect of these dwellings also shows provision for sizeable private paddock areas. The location of these 'high amenity' dwellings with paddocks on the northern periphery of the application site provides a lower density of development that promotes an appropriate transition from the proposed built environment to the proposed community woodland.

1.3 The road layout also provides for appropriate traffic calming measures. A small open space area is provided centrally within the application site and this also includes an equipped play area. Due to the extent of the application site, a significant area of open space is afforded on the south-eastern part of

the site. Provision is also made on the south-western part of the site for a Sustainable Urban Drainage System. A series of footpaths are also shown within the proposed layout linking the application site with residential areas to the south and the proposed community woodland area to the north. A site inspection has revealed that soils have already been stripped from the application site.

2. RECOMMENDATION

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

3. SUMMARY OF ANALYSIS

3.1 As is indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application which are also generally supportive of the proposed development.

3.2 This is a Reserved Matters application following grant of outline consent and the proposed development is consistent with the provisions of the outline consent. The proposed development is acceptable in terms of layout, design and use of finishing materials. The proposal also includes footpath linkages to the community woodland area and has generous open space provision. The development of this site will also greatly improve the visual and general amenity of this area. Notwithstanding the fact that the proposal is for 36 dwellings, it is considered appropriate that a condition be imposed at this time to restrict development on the application site to a maximum of 36 dwellings in accordance with the justification provided to the Scottish Ministers and in light of the fact that the site is still located outwith the settlement boundary of Drongan in terms of the adopted East Ayrshire Local Plan.

3.3 Although Scottish Water has objected to the proposed development, it is considered that the cost criterion on which the objection is based is a matter for the developer to resolve with Scottish Water and SEPA.

3.4 It is further considered that the representations received are either not of sufficient weight to justify refusal of the application or are not valid in respect of the proposed development. It is considered that some of the points raised can be addressed through the imposition of appropriate conditions in any consent granted for the proposed development.

CONTRARY DECISION NOTE

Should the Committee agree to refuse the application contrary to the recommendation of the Head of Planning, Development and Building Standards and in terms of the principle of the proposed development, the application would require to be referred to the Development Services Committee as such a decision would represent a significant departure in light of the outline consent previously granted for the site.

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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APPLICATION BY HOPE HOMES SCOTLAND

Report by Head of Planning, Development and Building Standards

1. PURPOSE OF REPORT

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

2. APPLICATION DETAILS

2.1 **Site Description:** The application site lies immediately adjacent to the western side of the B703 road on the northern approach to Drongan. The site extends to approximately 8.5 hectares and is partially elevated and undulating in nature and is characterised by regenerated scrub and grassland. The site was previously part of the former Hannahston opencast coal site, which prior to being mined formed part of the lands of Hannahston Farm.

2.2 Residential properties lie immediately to the south of the site and to the east on the opposite side of the B730 road. Drongan Cemetery also lies adjacent to the southern boundary of the site including an area of land earmarked for development as a car park to serve the cemetery.

2.3 The land to the north of the application site was formerly part of the Hannahston opencast site and this area has now been restored and is currently being developed as a community woodland area.

2.4 **Proposed Development:** Permission is sought under Reserved Matters for the erection of 36 detached dwellings within the application site comprising the following house types:

- (i) 7 Eaglesham: 4 bedroom, two storey dwelling with attached garage;
- (ii) 2 Fisherton: 3 bedroom, two storey dwelling with attached garage;
- (iii) 4 Gretton: 3 bedroom, single storey dwelling;
- (iv) 2 Kirkdale: 3 bedroom, one and a half storey dwelling;
- (v) 3 Lynmouth: 4 bedroom, one and a half storey dwelling;
- (vi) 5 Mapleton: 4 bedroom, two storey dwelling;
- (vii) 6 Palmerston: 4 bedroom, one and a half storey dwelling;

- (viii) 1 Quarrywood: 3 bedroom, single storey dwelling;
- (ix) 1 Sandford: 3 bedroom, single storey dwelling
- (x) 2 Type 1: 5 bedroom, two storey dwelling with attached double garage; and
- (xi) 3 Type 2: 5 bedroom, two storey dwelling with attached double garage.

2.5 All dwellings are to be finished externally in a combination of white dry dash render and a brown reconstituted stone. The roofs of all the dwellings will be finished in grey concrete tiles. Access to the site will be taken from the B730 road and the layout of the site is such that the residential development will be generally centred around an internal loop road. A number of the proposed larger dwellings will have individual private access from the main residential road. The layout in respect of these dwellings also shows provision for sizeable private paddock areas. The location of these 'high amenity' dwellings with paddocks on the northern periphery of the application site provides a lower density of development that promotes an appropriate transition from the proposed built environment to the proposed community woodland.

2.6 The road layout also provides for appropriate traffic calming measures. A small open space area is provided centrally within the application site and this also includes an equipped play area. Due to the extent of the application site, a significant area of open space is afforded on the south-eastern part of the site. Provision is also made on the south-western part of the site for a Sustainable Urban Drainage System. A series of footpaths are also shown within the proposed layout linking the application site with residential areas to the south and the proposed community woodland area to the north. A site inspection has revealed that soils have already been stripped from the application site.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Drongan Community Council has not responded to the consultation letter at the time of writing.

Noted.

3.2 Transco has no adverse comments to make on the proposed development.

Noted.

3.3 East Ayrshire Council's Roads and Transportation Division states that it has no objections in principle to the proposed development subject to the following conditions:

1. Junction visibility spays of 4.5m by 215m will require to be formed at the junction of the proposed residential road with the B730 road with no object greater than 1m in height allowed within these splay areas.
2. A 2 metres wide footway to East Ayrshire Roads specifications will require to be constructed along the B730 road frontage of the site. The formation of the new footway should not reduce the width of the B730.
3. Access to the site will require to be taken via internal roads which comply with the Roads Development Guide 1996 and will require Construction Consent from East Ayrshire Roads Department. This consent would cover details such as road widths, footways, road construction, street lighting, drainage, traffic calming etc.
4. Three off road parking spaces shall require to be provided for each four and five bedroom dwelling with two off road spaces for each two bedroom dwelling. Visitor parking levels shown on the submitted plans are acceptable.
5. Any garages must be set back a minimum distance of 6 m from the rear of the footway.
6. The private driveways will require to be paved for a minimum distance of 2 metres from the rear of the footway to avoid overcarry of loose material onto the public road.
7. Any gates will require to open inwards, away from the public road.
8. The proposed private driveways should not be less than 4.8 metres in length by 2.5 metres in width. No surface water must be allowed to discharge onto the public road.
9. No surface water must be allowed to discharge onto the public road.

Conditions can be attached to any planning consent granted for the proposed development to meet the requirements of the Roads and Transportation Division.

3.4 Scottish Water has objected to the proposed development whereby it proposes to connect to the public sewerage system. This is due to the cost of providing the infrastructure to serve the development being outwith Scottish Water's "reasonable cost" obligation. They would remove their objection if the applicant:

- (i) bears the cost of the increase in capacity of Scottish Water's existing infrastructure to accommodate their development;
- (ii) promotes a scheme that does not compromise the quality and quantity of discharge from the existing sewerage system and which is in terms satisfactory to Scottish Water.

The developer will require to resolve drainage issues with Scottish Water prior to the commencement of any development on site. A note can be attached to any consent granted to advise early contact with both Scottish Water and SEPA.

3.5 The Scottish Environment Protection Agency has not yet responded to the consultation letter at the time of writing this report.

A note can be attached to any consent granted for the proposed development advising the applicant to make early contact with SEPA regarding drainage of the site.

3.6 East Ayrshire Council Department of Neighbourhood Services (Housing Section) states that it has no objection to the proposed development.

Noted.

3.7 East Ayrshire Council Department of Neighbourhood Services (Outdoor Amenities Section) has no objections to the proposed development. However given the close proximity to Drongan Cemetery, the Section would ask, as part of the planning conditions, that work could be halted, or at least reduced during interments within the cemetery. The Section also draws attention to an area of ground to the south of the proposed development and to the east of Margaret Drain Crescent that is shown as being in the ownership of Mr. J. Sutherland. This area forms part of a proposed cemetery extension and is currently being pursued by the Legal Section. The Section has also advised that the Council owns an acre of land to the north of the cemetery. This land is used as a car park for the cemetery.

Neither the area of land under dispute nor the area used as a car park for the cemetery are affected by the proposed development. With regard to the cessation of, or restriction of works during interments within the cemetery it is considered that this would be overly onerous on the developer and it is considered that construction works would be sufficiently distant from the cemetery such as not to cause undue disturbance.

3.8 Power Systems has no objections to the proposed development.

Noted.

4. REPRESENTATIONS

4.1 Apart from the objection received from Scottish Water, two letters of representation from the same objector have been received regarding the proposed development. The main points of objection are summarised as follows:

4.2 I and a number of other residents who live here (Margaret Drain Crescent) are fed up with the noise and mess which we have had to put up with all summer and I do not want to look out my window to see horrible white terraced houses which will be blocking my view.

The application site under consideration while lying adjacent to Margaret Drain Crescent has no linkage to the proposed development other than the provision of a proposed link footpath.

While there could potentially be some noise and disturbance during the construction period, this can be minimised by imposing a condition restricting construction hours. The loss of a view is not a material consideration in the determination of this application. All of the dwellings proposed are detached dwellings, not terraced as the objector suggests.

4.3 The wildlife which I am concerned about is also suffering as they have already been driven away as the developer has cleaned the field even before planning permission has been passed. The kestrels hunting ground has gone, the hares are no more; also the herons that visited every year, swallows and a whole variety of other birds that we used to watch are gone – for what? More houses?

Outline planning permission for the erection of 36 dwellinghouses on the current application site has already been granted and therefore the principle of the development has already been established. A recent site inspection has revealed that earthworks have been undertaken on site prior to the determination of this application. Nonetheless the site is not identified as having any particular natural heritage designation, being part of a former opencast site. The remaining part of the former opencast site has now been restored and is currently subject to the formation of a community woodland area with habitat creation and improved access through the provision of footpath.

4.4 My family and I walked our dogs everyday in the field across to Hannahston pond which was being developed into a walkway. How on earth are we supposed to walk there now?

The proposed development includes the provision of link footpaths to allow access to the community woodland. Clearly it would be inadvisable to take access through the development site during construction works.

4.5 I would also like to know about the burning of building materials which the developer's workers seem to do quite regularly. My husband is a fire-fighter and so we are all aware that this is illegal. It is impossible some days to open your windows or even hang out washing.

It is considered that this is either a police matter or a matter that should be the subject of complaint to the Environmental Health Division. It is not a material consideration in the determination of this application.

4.6 We bought this house because the area was lovely and very quiet. Now our privacy is going to be invaded by the erection of 43 houses not to mention the ones still being built.

Re-notification of neighbouring proprietors was carried out to alert them to the fact that amended plans had been submitted showing the development of 36 dwellings. Given the distance between the objectors dwellinghouse and the nearest dwelling proposed as part of the proposed development, no significant loss of privacy will arise.

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 (1999) and the Adopted East Ayrshire Local Plan (2003).

Ayrshire Joint Structure Plan

5.2 There are no structure plan policies directly relevant to this application.

Noted.

East Ayrshire Local Plan

5.3 The application site lies outwith the settlement boundary of Drongan. However, outline planning permission was granted for the erection of a maximum of 36 dwellings on the site in conjunction with the full restoration of the abandoned Hannahston opencast site and the provision of a community woodland. The proposal was approved as a justified departure from the development plan following notification of the application to the Scottish Ministers. The principle of residential development of the site has therefore already been established. However, the level of residential development should still be restricted to a maximum of 36 dwellings in accordance with the justification provided to the Scottish Ministers and in light of the fact that the site is still located outwith the settlement boundary of Drongan in terms of the adopted East Ayrshire Local Plan.

5.4 Policy RES19 requires all housing developers to provide areas of recreational and amenity open space in their developments to the indicative basic standards set out in Schedule 3 of the Local Plan. The policy states also that the precise type, size, location and design of the open space required is dependent on the extent of existing open space provision in the vicinity and the recreational and amenity needs of the wider area.

The proposal meets the public open space standards as set down in Schedule 3 of the Local Plan.

5.5 Policy RES22 requires all developers to observe the minimum standards for the provision of private open space detailed in Schedule 4 of the

Local Plan. The policy also allows those standards quoted to be relaxed in respect of the conversion of existing properties to flats where this can be fully justified by the developer and where considered appropriate by the Planning Authority.

The proposal meets the minimum private open space standards detailed in Schedule 4 of the local plan.

5.6 Policy TLR5 requests that all developers of residential sites comprising four or more houses enter into a Section 75 Agreement with the Planning Authority for contributions towards the provision of appropriate leisure and recreational facilities within the area to which the development relates.

At the time of writing this report, the developer has not yet indicated whether or not they are prepared to contribute at the appropriate rate to the SLR Fund.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

6.1 The principal material considerations relevant to the determination of the application are the consultation replies, representations received and the planning history of the site.

Consultation Replies

6.2 The consultation replies would generally indicate that approval of the application would be appropriate. The issue of drainage is a matter for the developer to resolve with Scottish Water and SEPA.

Representations

6.3 It is considered that some of the points raised can be satisfactorily addressed by the imposition of appropriate conditions. Issues regarding loss of view and temporary loss of access for dog walking are not material to the determination of the application. On balance, the representations received are not of sufficient weight to justify refusal of the application.

Planning History

6.4 The Hannahston site was previously worked for the extraction of coal although this mainly took place on the area that has now been set aside for the proposed community woodland. The site was abandoned in 1997 following the developer going into receivership, at a stage where the site was in the process of being restored.

6.5 In order to address significant safety concerns, the site was subsequently restored by another opencast operator, but the costs of restoration could not be offset by the Restoration Bond for the Hannahston site, as the bond provider had also gone into receivership. In order to secure

complete restoration of the site, a scheme for the full restoration of the site to provide a community woodland and for the erection of 36 dwellings on part of the site was approved, following reference to the Scottish Ministers, on 30 January 2004 (Ref. No. 01/0502/OL).

6.6 Given the previous use of the site, it is considered that appropriate conditions be attached to require a Contaminated Land assessment of the site prior to the commencement of construction works on the site. It is noted that in this regard soil stripping has already commenced on site.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. Legal implications may arise in terms of a potential Section 75 Agreement in respect of any contributions to the Sports and Leisure Recreation Fund should the applicant so agree.

8. CONCLUSIONS

8.1 As is indicated in Section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated at Section 6 of the report, there are material considerations relevant to this application which are also generally supportive of the proposed development.

8.2 This is a Reserved Matters application following grant of outline consent and the proposed development is consistent with the provisions of the outline consent. The proposed development is acceptable in terms of layout, design and use of finishing materials. The proposal also includes footpath linkages to the community woodland area and has generous open space provision. The development of this site will also greatly improve the visual and general amenity of this area. Notwithstanding the fact that the proposal is for 36 dwellings, it is considered appropriate that a condition be imposed at this time to restrict development on the application site to a maximum of 36 dwellings in accordance with the justification provided to the Scottish Ministers and in light of the fact that the site is still located outwith the settlement boundary of Drongan in terms of the adopted East Ayrshire Local Plan.

8.3 Although Scottish Water has objected to the proposed development, it is considered that the cost criterion on which the objection is based is a matter for the developer to resolve with Scottish Water and SEPA.

8.4 It is further considered that the representations received are either not of sufficient weight to justify refusal of the application or are not valid in respect of the proposed development. It is considered that some of the points

raised can be addressed through the imposition of appropriate conditions in any consent granted for the proposed development.

9. RECOMMENDATION

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

CONTRARY DECISION NOTE

Should the Committee agree to refuse the application contrary to the recommendation of the Head of Planning, Development and Building Standards and in terms of the principle of the proposed development, the application would require to be referred to the Development Services Committee as such a decision would represent a significant departure in light of the outline consent previously granted for the site.

Alan Neish
Head of Planning, Development and Building Standards

23 November 2004
HM/HM/SMB
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Statutory notices/certificates.
3. Consultation responses.
4. Letters of representation.
5. Adopted East Ayrshire Local Plan (1993).
6. Approved Ayrshire Joint Structure Plan (1999).
7. Previous application

Any person wishing to inspect the background papers listed above, should contact Mr. Hugh Melvin on 01563 555481.

Implementation Officer: Dave Morris

Site of Proposal:	Lomond Walk Coalhall Road Drongan
Nature of Proposal:	Proposed housing development for private dwellings
Name & Address of Applicant:	Hope Homes Scotland Watson Terrace Drongan
Name & Address of Agent:	N/A

PPOs Reference: Hugh Melvin

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 plans received by the Planning Authority on 16 September 2004 as amended by the site layout plan (Drawing. No. 04/66-01–Revision C) received on 11 November 2004.

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

2. The number of dwellings to be constructed within the application site shall be restricted to a maximum of 36 units.

REASON – To conform to the reasoned justification for the residential development on a site outwith the settlement boundary of Drongan that would not otherwise be approved.

3. No construction works shall begin on site (with the exception of site investigative works), until a contaminated land investigation has been submitted to, and approved in writing by, the Planning Authority. The investigation shall be conducted in line with BS 10175: 2001 code of practice for "*The investigation of potentially contaminated sites*" and will contain details of proposals to deal with contamination (if present) 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) Remedial 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.

REASON - To ensure potential risks arising from previous site uses have been fully assessed.

4. On completion of any remedial works necessary as approved under the terms of Condition 3 above, and prior to any further site development, the developer shall submit a report, confirming that the remedial works have been carried out in accordance with the remediation plan.

REASON: To provide verification that remediation of has been carried out in accordance with the remediation plan and to the Authority's satisfaction.

5. Junction visibility spays of 4.5m by 215m shall be formed at the junction of the proposed residential road with the B730 road with no object greater than 1m in height allowed within these splay areas.

REASON – In the interests of public road safety.

6. A 2 metres wide footway to East Ayrshire Roads specifications shall be constructed along the B730 road frontage of the site. The formation of the new footway should not reduce the width of the B730.

REASON – In the interests of public road safety.

7. A minimum of three off-road parking spaces shall be provided internally for each 4/5 bedroom dwelling with two off road spaces for each 2/3 bedroom dwelling.

REASON – In the interests of public road safety and residential amenity.

8. Prior to the occupation of each dwellinghouse, the private driveway shall be paved for a minimum distance of 2 metres from the rear of the footway/edge of the public road carriageway.

REASON – To avoid overcarry of loose material onto the public highway in the interests of maintaining a secure road surface.

9. Any gates shall open inwards away from the public road.

REASON – To prevent obstruction of the public highway in the interests of pedestrian and road safety.

10. No surface water shall be allowed to egress onto the public highway.

REASON – In the interests of maintaining a secure road surface.

11. Notwithstanding the plans hereby approved and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no structures shall be erected or placed within the proposed paddock areas unless a further specific planning application is submitted to and approved by the Planning Authority.

REASON – To enable the Planning Authority to retain control over future development of these areas in the interests of residential and visual amenity.

12. Any future garages shall be set back a minimum of 6 metres from the rear of the footway.

REASON – To prevent obstruction on the public highway in the interests of pedestrian and road safety.

13. The developer shall provide for internal junction visibility splays of 2.5m by 35m. These will require to be formed and maintained at all internal junctions with no object greater than 1m in height allowed within these splay areas.

REASON – In the interests of road safety.

14. The proposed driveways shall be not less than 4.8 metres in length and 2.5 metres in width.

REASON – In the interests of public road safety and residential amenity.

15. Notwithstanding the plans hereby approved and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, any domestic garages associated with the development shall be of a permanent construction and finished in the same materials as the dwellinghouse to which it relates.

REASON – To ensure that any future domestic garages within the site are an appropriate match with the approved dwellinghouses in the interests of visual amenity.

16. Construction works on site shall not be carried out prior to 0800 hours and after 1700 hours on Mondays to Saturdays, and not at any time on Sundays.

REASON – To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity.

17. Prior to the commencement of development on site, the developer shall submit to, and have approved by the Planning Authority details of boundary fencing or walls to be constructed within the development.

REASON – In the interests of residential and visual amenity.

18. Visitor parking spaces shall be provided within the development site in accordance with the approved site layout plan.

REASON – In the interests of public road safety and residential amenity.

19. Prior to the commencement of development, the developer shall submit to and have had approved by the Planning Authority, details of the proposed roof tile to be used in the roof finish of the proposed dwellinghouses.

REASON – In the interests of visual amenity.

20. Prior to the commencement of development, the developer shall submit to and have had approved by the Planning Authority, details of the proposed stone and render to be used in the external wall finish of the proposed dwellinghouses.

REASON – In the interests of visual amenity.

21. Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, no front boundary walls shall be constructed along the frontage of each plot without the prior written approval of the Planning Authority.

REASON – In the interests of visual amenity and to ensure continuity and uniformity of boundary treatment.

22. Prior to the commencement of development on site, the applicant shall submit to and have had approved by the Planning Authority a landscaping plan for the development site. The plan shall provide details of the numbers, species and sizes of trees and shrubs to be planted in all areas of open space within the development site. The details shall also provide for an equipped play area in the open space located centrally within the application site. The submitted information shall include details of

the timing of the provision of all the foregoing as well as proposals for the future maintenance of these open space areas.

REASON – In the interests of visual amenity.

23. Prior to the commencement of development the developer shall submit full details of the proposed Sustainable Urban Drainage system (SUDs) to be installed and shall specify a programme for the future management and maintenance of the scheme. The details shall also include measures to address surface water run-off from the proposed development site to prevent discharging onto adjacent residential properties.

REASON – To ensure an appropriate means of surface water runoff in the interests of public health and safety.

NOTES TO APPLICANT

1. East Ayrshire Council Roads and Transportation Division has advised that Construction Consent will be required for the construction of the residential roads and footpaths, street lighting etc. The Division can be contacted on Tel 01563 555330. The internal roads must comply with the Roads Development Guide 1996. This consent would cover details such as road widths, footways, road construction, street lighting, drainage, traffic calming, internal junction visibilities etc.
2. The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency regarding drainage of the site and to confirm and agree the details of the proposed 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 should make early contact with Power Systems and Transco with regard to the protection or diversion of apparatus that may be affected by the proposed development.
5. All waste to be removed from the site (construction waste etc.) shall be removed by a licensed waste carrier to an appropriately licensed or exempted site.

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