

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 24 FEBRUARY 2006**

**05/1139/FL: PROPOSED NEW BUILDING TO HOUSE A PROCESS LINE  
FOR THE PRODUCTION OF MELAMINE FACED CHIPBOARD AND  
FUTURE EXTENSION AT BARONY ROAD, AUCHINLECK**

**APPLICATION BY EGGER BARONY LIMITED**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Full permission is sought for the erection of a substantial new industrial building at the Egger site measuring 150 metres in length by 60 metres wide and with a maximum height to the ridge of the roof of 15 metres. The proposed building will present as gable-end on to Barony road with the ridge line running parallel to the ridge line of the existing chipboard production hall and storage building.

1.2 The proposed building will be connected to the existing industrial warehouse building via two covered link passages. The small courtyard area formed by the two link passages will be used to accommodate a new filter and ventilation plant. The proposed new building will be finished externally in materials to match the existing industrial warehouse building i.e. light grey profiled metal cladding with mid grey detailing. The roof will be finished in a light grey profiled sheeting. Internally the greater part of the new floor space will be given over to the new production line but office accommodation will also be provided internally on two levels.

1.3 The proposed new building (Phase 2) will be used to introduce a production line for the production of melamine faced chipboard which provides for a decorative surface to the chipboard and is used in a wide range of furniture applications. The new production line is intended to 'add value' to 50% of the raw chipboards produced within the existing factory. The process involves the application of a melamine resin impregnated paper to the chipboard which is then pressed under pressure and at temperature to produce the melamine faced chipboard.

1.4 The residues received from the trimming process are extracted to a bag filter with clean air going to the atmosphere and residues pneumatically transferred back to a holding silo to be re-used in the manufacture of chipboard. During the melamine curing process, the resins 'self condense' with only a small amount of water vapour generation which is absorbed into the chipboard. The process will not add any environmental burden to the Barony site including emissions to atmosphere, groundwater or noise contribution. In terms of traffic impact, the process will result in only 1 additional vehicle movement per day delivering the paper for the new process.

The number of staff employed at the site will increase from 100 to 116 working on a four shift pattern.

1.5 The submitted plans also indicate the proposal for a future extension measuring 150 metres long by 36 metres wide and 12.5 metres high, again with the ridgeline running parallel to the existing and proposed industrial units. In this regard, the purpose and use of this building is yet to be determined, but the application is made to enable the scale, massing and colourways for the building to be approved in principle.

1.6 The application is also accompanied by a ground investigation report assessing the potential for contamination through the previous use of the site as a colliery.

## **2. RECOMMENDATION**

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

## **3. SUMMARY OF ANALYSIS**

3.1 As indicated in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 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, however it is considered that these issues have been assessed and are not of sufficient weight to set aside the provisions of the development plan.

3.2 The proposal represents a significant expansion of the existing Egger Barony complex and the proposed new building (Phase2) will house a finishing process to produce a melamine faced chipboard as an 'added value' product to the company. This will not result in any increased production of boards but will see 50% of the existing raw boards finished in this manner. The process will not result in any significant additional impacts arising through emissions nor traffic impacts. It is accepted that in visual terms, the scale and massing of the proposed development will have an impact on the locality but this is not considered to be significant in the context of the existing complex.

3.3 It is accepted that the proposed future extension is at this stage speculative, but full details of the extension have been provided, but no specific use has been indicated by the applicant or indeed what installations may be located within the building. Nonetheless, is considered that a suspensive condition can be attached to any consent granted for the proposed development to require the details of the specific use, installations and processes to be undertaken from the building to the subject of a further

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formal approval of the Planning Authority prior to any construction works commencing on this part of the proposed development.

3.4 The concerns and objections made by the local community councils and third parties relate mainly to points that are either incorrect in terms of what the application is about, are not relevant to the consideration of the application or are not of sufficient weight to justify refusal of the application.

3.5 The proposed development will result in the creation of 16 additional jobs and as the product base of the company will also be extended with the introduction of melamine faced chipboard, this will improve its competitive position and also the longer term viability of the company.

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee as it would not represent a significant departure from the East Ayrshire Local Plan.

**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.**

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 24 FEBRUARY 2006**

**05/1139/FL: PROPOSED NEW BUILDING TO HOUSE A PROCESS LINE  
FOR THE PRODUCTION OF MELAMINE FACED CHIPBOARD AND  
FUTURE EXTENSION AT BARONY ROAD, AUCHINLECK**

**APPLICATION BY EGGER BARONY LIMITED**

**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 full application which is to be considered by the Local Planning Committee under the scheme of delegation because it is a larger development of area significance and is the subject of objections.

**2. APPLICATION DETAILS**

2.1 **Site Description:** The application site is located on the north side of Barony Road approximately 1.5 km west of Auchinleck and 1.8 km north-east of Ochiltree and relates to the Egger chipboard manufacturing complex at the site of the former Barony Colliery.

2.2 **Proposed Development:** Full permission is sought for the erection of a substantial new industrial building at the Egger site measuring 150 metres in length by 60 metres wide and with a maximum height to the ridge of the roof of 15 metres. The proposed building will present as gable-end on to Barony road with the ridge line running parallel to the ridge line of the existing chipboard production hall and storage building.

2.3 The proposed building will be connected to the existing industrial warehouse building via two covered link passages. The small courtyard area formed by the two link passages will be used to accommodate a new filter and ventilation plant. The proposed new building will be finished externally in materials to match the existing industrial warehouse building i.e. light grey profiled metal cladding with mid grey detailing. The roof will be finished in a light grey profiled sheeting. Internally the greater part of the new floor space will be given over to the new production line but office accommodation will also be provided internally on two levels.

2.4 The proposed new building (Phase 2) will be used to introduce a production line for the production of melamine faced chipboard which provides for a decorative surface to the chipboard and is used in a wide range of furniture applications. The new production line is intended to 'add value' to 50% of the raw chipboards produced within the existing factory. The process

involves the application of a melamine resin impregnated paper to the chipboard which is then pressed under pressure and at temperature to produce the melamine faced chipboard.

2.5 The residues received from the trimming process are extracted to a bag filter with clean air going to the atmosphere and residues pneumatically transferred back to a holding silo to be re-used in the manufacture of chipboard. During the melamine curing process, the resins 'self condense' with only a small amount of water vapour generation which is absorbed into the chipboard. The process will not add any environmental burden to the Barony site including emissions to atmosphere, groundwater or noise contribution. In terms of traffic impact, the process will result in only 1 additional vehicle movement per day delivering the paper for the new process. The number of staff employed at the site will increase from 100 to 116 working on a four shift pattern.

2.6 The submitted plans also indicate the proposal for a future extension measuring 150 metres long by 36 metres wide and 12.5 metres high, again with the ridgeline running parallel to the existing and proposed industrial units. In this regard, the purpose and use of this building is yet to be determined, but the application is made to enable the scale, massing and colourways for the building to be approved in principle.

2.7 The application is also accompanied by a ground investigation report assessing the potential for contamination through the previous use of the site as a colliery.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Auchinleck Community Council has indicated that it is concerned that the extra traffic on the Barony Road and the surrounding area will be greatly affected. Road surfaces and footpaths are already deteriorating due to their heavy lorries travelling to and from the site and this should be taken into consideration. Would this not be an appropriate time for Egger to start using the rail link that they proposed in the original application?

***The proposed development will result in one additional lorry movement per day which will deliver the melamine impregnated paper to the factory. The proposed development will not result in any increase in board production, but will only provide for 50% of the existing boards to be melamine faced. The Roads and Transportation Division has not objected to the proposed development nor raised any issues regarding the condition of public roads in the vicinity of the Egger plant. The potential use of a rail link does not form part of the proposal under consideration.***

The Community Council notes that no hazardous substances will be used but in fact melamine requires the use of formaldehyde based glue. Hopefully the

future extension envisaged will not be for the manufacture of formaldehyde and we feel that this should come under a separate application.

***Neither the Scottish Environment Protection Agency nor East Ayrshire Council's Environmental Health Service have any concerns regarding the use of melamine impregnated paper to achieve a melamine faced chipboard or indeed the process used to manufacture this product. The details of proposed future extension have been provided in essence to seek agreement on the scale, massing and finishes to the building. The applicant has no specific detailed proposals for the use of the building at this stage. It is considered that a suspensive condition can be attached to any consent granted for the proposed development to require the details of the specific use, installations and processes to be undertaken from the building to the subject of a further formal approval of the Planning Authority prior to any construction works commencing on site.***

The Community Council is also concerned that the Egger site is classified as a top-tier location under the Control of Major Accident Hazards (COMAH) Regulations 1999.

***Noted.***

3.2 Ochiltree Community Council has concerns that despite assurances from SEPA, any further processing of the product should be subject to full Environmental Impact Assessment due to the possibility of increased emissions to the atmosphere.

***The process involved within the current application does not fall within the scope of the Environmental Impact Assessment (Scotland) Regulations 1999. Furthermore both SEPA and East Ayrshire Council's Environmental Health Division have confirmed that the process will not have any significant impact on the Egger Barony Site or in terms of atmospheric emissions.***

The Community Council states that there is the possibility that the application will herald an increase in the number of heavy vehicles using local roads in the area, leading to increased noise nuisance and vibration to houses near the route as well as wear and tear on the roads.

***The proposed development will result in one additional lorry movement per day which will deliver the melamine impregnated paper to the factory. The proposed development will not result in any increase in board production, but will only provide for 50% of the existing boards to be melamine faced. The Roads and Transportation Division has not objected to the proposed development nor raised any issues regarding the condition of public roads in the vicinity of the Egger plant. The potential use of a rail link does not form part of the proposal under consideration***

The Community Council is concerned that the proposed future use of the extension is not specific in its intentions and could be used for purposes which increase emissions.

***The details of proposed future extension have been provided in essence to seek agreement on the scale, massing and finishes to the building. The applicant has no specific detailed proposals for the use of the building at this stage. It is considered that a suspensive condition can be attached to any consent granted for the proposed development to require the details of the specific use, installations and processes to be undertaken from the building to the subject of a further formal approval of the Planning Authority prior to any construction works commencing on site.***

3.3 Mauchline Community Council objects to the proposed development on the basis of the vast increase in vehicular traffic to already congested roads such as the A76.

***The proposed development will result in one additional lorry movement per day which will deliver the melamine impregnated paper to the factory. The proposed development will not result in any increase in board production, but will only provide for 50% of the existing boards to be melamine faced. The Roads and Transportation Division has not objected to the proposed development in road safety terms.***

The Community Council objects to the use of formaldehyde which has been clinically proven in several researches to cause cancer, exacerbate asthmatic conditions, eyes, nose and throat irritation, burning of eyes, allergic reactions lung problems and other illnesses. Formaldehyde is a toxic chemical used in industry in the manufacture of glues and if melamine is used then formaldehyde is involved. We have major concerns for our children who will be attending Auchinleck Academy and other primary / nursery schools in the area as well as hospitals clinics etc.

***The process of producing melamine faced chipboard will not result in any significant additional emissions and no adverse comments regarding potential health risks have been raised by statutory consultees.***

3.4 Scottish Power has no adverse comments to make on the proposed development.

***Noted***

3.5 East Ayrshire Council Roads and Transportation Division has no objections to the proposed development. The applicant has indicated that only one additional HGV movement per day will be generated by the proposal. This, combined with the additional staff can be accommodated within the site

and on the adjacent public road. The applicant should be reminded that the visibility splays of 4.5 metres by 215 metres must be maintained by Egger Barony Limited in the interests of access safety to and from the factory site.

***The applicant has been made aware of the comments of the Roads and Transportation Division.***

3.6 Scottish Water has no objections to the proposed development.

***Noted.***

3.7 The Scottish Environment Protection Agency has no objections in principle to the proposed development provided that the drainage arrangements are to its satisfaction. In this regard all foul drainage from the development must be connected to the on-site sewerage system provided there is sufficient capacity in the system to accept the discharge and still comply with the conditions of the site's PPC Permit. Surface water and roof drainage should be discharged to a suitably designed SUDS system to minimise the loading on the existing site surface water treatment system. Should the development proceed it will also be necessary for the applicant to notify SEPA and supply complete details of the process so that the existing Permit may be varied to take account of the additional process prior to any discharges/ emissions occurring. All waste materials generated by this development that require to be removed such as construction, demolition materials and surplus excavated material, must be removed from the site by licensed waste carriers. Waste must be removed to a site that has either an appropriate waste management licence or is registered with SEPA as exempt from licensing.

***Appropriate notes can be attached to any consent granted for the proposed development to advise the applicant of the comments of SEPA.***

3.8 West of Scotland Archaeology Service has no comments to make on the proposed development.

***Noted.***

3.9 East Ayrshire Council Environmental Health Division indicates that it has consulted with SEPA regarding the proposed development which has confirmed that the process will not have any significant impact on the Egger Barony Site or in terms of atmospheric emissions. The proposed process and extension to the factory will be part of the authorisation granted by SEPA under the Pollution Prevention and Control (Scotland) Regulations 2002 and as such will be regulated by them.

***Noted.***

3.10 East Ayrshire Economic Development Division states that the building proposed is substantial and its construction will secure existing jobs in that

industry for some time. It is noted that the longer term direct employment implications are that the existing workforce will grow by an additional 16 jobs and this is to be welcomed. It is also noted that the new facility will be for the production of an 'added value' product to complement the current products made by the company. Likewise this aspect is to be welcomed as it is an important aspect of maintaining the competitive position and hence the viability of the business.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 Two letters of representations have been received objecting to the proposed development. The points of objection can be summarised as follows:

4.2 I object to the proposed future extension for an unspecified use with no specific purpose. The great danger is that it will be used for the production of formaldehyde which is so dangerous that its use is severely constrained in several countries.

***The details of proposed future extension have been provided in essence to seek agreement on the scale, massing and finishes to the building. The applicant has no specific detailed proposals for the use of the building at this stage. It is considered that a suspensive condition can be attached to any consent granted for the proposed development to require the details of the specific use, installations and processes to be undertaken from the building to the subject of a further formal approval of the Planning Authority prior to any construction works commencing on site.***

4.3 I object to the application on the grounds of size, height and use of hazardous substances and emissions. Where are the local jobs and railhead from the original application?

***It is agreed that the scale of the proposed extension is significant but in terms of its fit within the existing Egger site, the development can be readily accommodated. The height of the proposed new building is less than that of the existing principal process and storage building. The proposed development will provide an additional 16 jobs on top of the existing compliment of 100 employees. A railhead does not form part of the current planning application.***

4.4 While we welcome proposals that will increase employment in an area hungry for more work, the spatial expansion will only generate a possible additional 16 jobs. We note that there are currently 100 employees, yet over 250 were promised originally.

***The proposed development will not only result in the provision of additional jobs but the new facility will be for the production of an 'added value' product to complement the current products made by the company which is to be welcomed as it is an important aspect of maintaining the competitive position and hence the viability of the business.***

4.5 The future phase of the development should be deleted as it is not part of this planning application.

***The details of proposed future extension have been provided in essence to seek agreement on the scale, massing and finishes to the building. The applicant has no specific detailed proposals for the use of the building at this stage. It is considered that a suspensive condition can be attached to any consent granted for the proposed development to require the details of the specific use, installations and processes to be undertaken from the building to the subject of a further formal approval of the Planning Authority prior to any construction works commencing on site***

4.6 The proposed development represents a considerable expansion and diversification of Egger's activities and we therefore consider that before an additional process/ activity is considered on this site, a thorough review of the acceptability of the current activities should be undertaken.

***Ongoing monitoring of site activities is undertaken by the Scottish Environment Protection Agency through the PPC Permit for the site and also by the Environmental Health Division in terms of air quality monitoring. The Planning Division is not aware of any significant concerns regarding the current site operations at the Egger Barony Site.***

4.7 If the company and the Council are to retain credibility in their reassurance that the emissions and particulates from this chipboard factory are not harmful, then monitoring results should be closely examined and any problems corrected before any new process could add to them.

***Both SEPA and East Ayrshire Council's Environmental Health Division have confirmed that the proposed new process will not have any significant impact on the Egger Barony Site or in terms of atmospheric emissions.***

4.8 As the new extension will require more formaldehyde in order to stick melamine to chipboard, will the glue be produced on site or be brought in?

***The proposed process of producing melamine faced chipboard involves the use of a pre-impregnated melamine paper and no glue will be produced on site or brought to the factory.***

4.9 The planning application refers to particulates being re-used in raw board manufacture but does not specify what these are; this must be clarified.

***The particulates referred to are residues received from the board trimming process which are to be extracted to a bag filter with clean air going to the atmosphere and residues pneumatically transferred back to a holding silo to be re-used in the manufacture of raw chipboard.***

4.10 There is already considerable impact from this plant and we believe that the time has come to consider this development in its more wider setting and for the Council to propose some visual mitigation, particularly as it is effectively located in open countryside. The development should be assessed under local plan Policy ENV7.

***While it is accepted that the proposed development is significant in terms of its scale, it is considered that it will have no greater visual impact than that of the existing operation. It should be noted that while the site is located in open countryside, it is also a site that has been identified for non-conforming industrial use, being the site of a former colliery. Assessment under the provisions of the development is given in Section 5 below.***

4.11 If industrial activity is to be virtually doubled at this site, we ask the Council to explore with Egger the possibility of rail transport to and from the site.

***The proposed development will not result in any increase in board production, but will only provide for 50% of the existing boards to be melamine faced.***

4.12 We understand that the Egger site will be classified as a top tier location under the Control of Major Accident Hazards so request that the safety zone be reviewed if further expansion is permitted.

***The Egger Barony Site does not fall within an identified Major Hazard Installation that would trigger formal consultation with the Health and Safety Executive.***

## **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 Policy ADS1 states that the three Ayrshire Councils shall promote sympathetic industry and business development throughout Ayrshire in order to:

- A foster the growth of the local economy;
- B improve the economic well-being of existing and future residents;
- C increase the prosperity of its business enterprises.

***It is considered that the proposed development can be supported on the general grounds referred to in Policy ADS1 above.***

## East Ayrshire Local Plan

5.3 Policy IND7 supports extensions to existing industrial and extensions to non-industrial buildings for industrial or business purposes subject to the proposal being justified against a set of five criteria, as follows:-

- (i) impact on the surrounding environment and adjacent uses;

***The proposal is an extension to an existing industrial use and therefore will have no significant impact on the surrounding environment and adjacent uses.***

- (ii) transportation and infrastructure implications;

***There are no significant adverse transportation of infrastructure implications arising from the proposed development.***

- (iii) loss of public amenity open space;

***There will be no loss of public amenity open space.***

- (iv) loss of prime agricultural land; and

***There will be no loss of prime quality agricultural land.***

- (v) impact on natural and built heritage resources.

***There will be no impact on natural and built heritage resources resulting from the proposed development.***

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

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and the representations received.

## Consultations Responses

6.2 The consultation responses received do not indicate that the proposed development should be refused. While a number of concerns and objections have been raised by the local Community Councils, it is considered that these are either not relevant to the proposal under consideration, are not borne out by the consultation process or are not of sufficient weight to justify refusal of the application.

## Representations

6.3 The points of objection are considered either to be not valid in planning terms or are not of sufficient weight to justify refusal of the application.

## **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 in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 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, however it is considered that these issues have been assessed and are not of sufficient weight to set aside the provisions of the development plan.

8.2 The proposal represents a significant expansion of the existing Egger Barony complex and the proposed new building (Phase2) will house a finishing process to produce a melamine faced chipboard as an 'added value' product to the company. This will not result in any increased production of boards but will see 50% of the existing raw boards finished in this manner. The process will not result in any significant additional impacts arising through emissions nor traffic impacts. It is accepted that in visual terms, the scale and massing of the proposed development will have an impact on the locality but this is not considered to be significant in the context of the existing complex.

8.3 It is accepted that the proposed future extension is at this stage speculative, but full details of the extension have been provided, but no specific use has been indicated by the applicant or indeed what installations may be located within the building. Nonetheless, it is considered that a suspensive condition can be attached to any consent granted for the proposed development to require the details of the specific use, installations and processes to be undertaken from the building to the subject of a further

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formal approval of the Planning Authority prior to any construction works commencing on this part of the proposed development.

8.4 The concerns and objections made by the local community councils and third parties relate mainly to points that are either incorrect in terms of what the application is about, are not relevant to the consideration of the application or are not of sufficient weight to justify refusal of the application.

8.5 The proposed development will result in the creation of 16 additional jobs and as the product base of the company will also be extended with the introduction of melamine faced chipboard, this will improve its competitive position and also the longer term viability of the company.

## **9. RECOMMENDATION**

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

### **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning, Development and Building Standards, the application will not require to be referred to the Development Services Committee as it would not represent a significant departure from the East Ayrshire Local Plan.

**Alan Neish**  
**Head of Planning, Development and Building Standards**

13 February 2006  
HM/HM

### **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
4. Letters of representation
5. Adopted East Ayrshire Local Plan (2003)
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**

Application no: 05/1139/FL

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Location	Barony Road Auchinleck
Nature of Proposal:	Proposed new building to house a process line for the production of melamine faced chipboard and future extension
Name and Address of Applicant:	Egger Barony Limited Barony Road Auchinleck
Name and Address of Agent	Red Box DesignGroup St Nicholas Chare Newcastle Upon Tyne

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DPO's Ref: [                    ]  
PPO's Ref; [Hugh Melvin ]

The above **FULL** application should be approved subject to the following conditions:-

1. Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or the Town and Country Planning Use Classes)(Scotland) Order 1997, no construction works shall commence on the proposed future extension part of the development until a further formal application has been submitted to and approved by the Planning Authority in respect of the proposed use of the extension and details of the precise processes and installations to be undertaken to this part of the development.

REASON – In the interests of the proper planning of the area and in order for the Planning Authority to maintain effective planning control over the site.

2. Notwithstanding the plans hereby approved, and the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 or the Town and Country Planning Use Classes) (Scotland) Order 1997, this consent relates to the introduction of a melamine faced board process line and no other different process shall be introduced into the new building without the prior formal consent of the Planning Authority.

REASON – In the interests of the proper planning of the area and in order for the Planning Authority to maintain effective planning control over the site

3. Prior to the commencement of works on site, the applicant shall submit to and have approved by the Planning Authority, colour samples of the external wall and roof finishes of the proposed new building.

REASON – In the interests of visual amenity.

4. All waste materials generated by this development that require to be removed such as construction, demolition materials and surplus excavated material, shall be

removed from the site by licensed waste carriers. Waste shall be removed to a site that has either an appropriate waste management licence or is registered with SEPA as exempt from licensing.

5. The applicants shall satisfy themselves as to the suitability of the site for development purposes prior to the commencement of development.

REASON – To ensure that the site is suitable for development in the interests of residential amenity and public safety.

6. The proposed development shall otherwise be carried in accordance with the terms of planning consent 96/0386/FL dated 10 March 1997 as amended by planning consent 03/0840/FL dated 05 April 2004, in so far as these relate to the proposed development.

REASON – To ensure that the operation of the proposed development is consistent with the terms of existing approved consents for the Egger complex.

**Notes to applicant:-**

1. The applicant is advised to contact the Scottish Environment Protection Agency and Scottish Water with regard to the drainage of the site and the request to utilise a SUD system for the treatment of surface water run-off from the site.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT  
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
PLANNING OFFICE IN LUGAR. FOR INFORMATION ON  
VIEWING PLEASE CONTACT (01563) 555320.**