

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 04 NOVEMBER 2005

**05/0893/FL: PROPOSED ERECTION OF 6 DETACHED DWELLINGHOUSES
ON LAND ADJACENT TO ST. CLAIR'S PRIMARY SCHOOL, SINCLAIRSTON**

APPLICATION BY ATD DEVELOPMENTS LIMITED

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Full planning permission is sought for the erection of six detached dwellinghouses within the site. The proposed dwellinghouses are all of the same design comprising a traditional one and a half storey construction providing six apartments and an integral garage. Externally the proposed dwellings will be finished in a white render with smooth cement bands around doors and windows with a grey tile roof finish. Four of the proposed dwellinghouses would take access off a new residential road with the front elevations of those dwellings facing onto the new road. Access would be taken at a location on the B7046 where the former school gymnasium is located.

1.2 Two of the plots on the northern part of the application site would be accessed via a separate shared access with the front elevations of these dwellings facing onto the shared access road.

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 have been sufficiently addressed and do not indicate that planning permission should be refused.

3.2 It is considered that the principal of residential development on the application site has already been established through the local plan designation of the site as a Miscellaneous Development Opportunity site where housing is an acceptable use, and through the previous grant of outline consent for residential development albeit that this was for four dwellings.

3.3 It is considered that issues of drainage will require to be addressed with SEPA and in this regard it is considered that a suspensive condition should be imposed to ensure that the full details of the drainage of the site are to the complete satisfaction of SEPA prior to the commencement of development on site.

3.4 It is recognised that there are locally important features which the community would wish to see preserved. The applicant has indicated that the existing cherry tree within the site is dead and in this regard appropriate confirmation of this shall be necessary prior to any removal of the tree. Similarly an appropriate condition can be attached to any consent granted to secure the retention of the existing water pump.

3.5 In terms of layout, scale, design and use of finishing materials, the development is considered to be acceptable subject to the imposition of appropriate conditions.

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 in terms of the principle of the development, the application will require to be referred to the Development Services Committee because it would represent a departure from the development 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: 04 NOVEMBER 2005

**05/0893/FL: PROPOSED ERECTION OF 6 DETACHED DWELLINGHOUSES
ON LAND ADJACENT TO ST. CLAIR'S PRIMARY SCHOOL, SINCLAIRSTON**

APPLICATION BY ATD DEVELOPMENTS 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 planning application which is to be considered by the Local Planning Committee under the scheme of delegation as it is the subject of third party representations.

2. APPLICATION DETAILS

2.1 **Site Description:** The site comprises an elongated parcel of land located on the west side of the B7046 road through the hamlet of Sinclairston. Measuring 0.3 hectare in area, the site is undulating in nature with a north-south gradient and is an area that currently presents as scrub grassland. The site is bounded by a 2m high post and mesh wire fence. Albeit there are no particularly significant features within the site there is a cherry tree of local importance and a water pump lies just outwith the boundary which is of historical value.

2.2 The former primary school of St. Clair's lies immediately south of the site and an agricultural access with agricultural land beyond lies to the north. The site falls away to the west where there is a hedgerow forming the boundary with agricultural land. The B7046 public road forms the east boundary and there are residential properties immediately opposite the site.

2.3 **Proposed Development:** Full planning permission is sought for the erection of six detached dwellinghouses within the site. The proposed dwellinghouses are all of the same design comprising a traditional one and a half storey construction providing six apartments and an integral garage. Externally the proposed dwellings will be finished in a white render with smooth cement bands around doors and windows with a grey tile roof finish. Four of the proposed dwellinghouses would take access off a new residential road with the front elevations of those dwellings facing onto the new road. Access would be taken at a location on the B7046 where the former school gymnasium is located.

2.4 Two of the plots on the northern part of the application site would be accessed via a separate shared access with the front elevations of these dwellings facing onto the shared access road.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council's Roads and Transportation Division has advised it has no objection to the proposed development subject to the following conditions:

- (i) The southern access to the site (plots 1-4 and shared access to the redevelopment of the old school) must have junction visibility splay areas of 2.5 metres by 90 metres with no object greater than 1 metre in height within the splay areas formed.
- (ii) the internal road must meet the requirements of the Roads Development Guide 1996 with regard to road widths, footways turning areas for service vehicles, street lighting, traffic calming, drainage etc. and will require Construction Consent.
- (iii) parking for a minimum of three cars per dwelling with driveway manoeuvrability plus a total of two visitor spaces must be provided for plots 1-4.
- (iv) A 2 metres wide footway to East Ayrshire Council's standards must be provided along the full frontage of the development site with existing street furniture relocated at the applicant's expense.
- (v) The twinned access to plots 5 and 6 must be hard paved for a minimum distance of 2 metres from the rear of the footway and via a footway crossing to East Ayrshire Council standards with minimum visibilities of 2.5 metres by 120 metres with no object greater than 1 metre in height within the visibilities formed and must incorporate car turning areas to allow vehicles to enter and leave the public road in forward gear.
- (vi) A 3 metres wide service/ parking lay-by of minimum length 20 metres must be provided adjacent to plots 5 and 6.

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

3.2 Scottish Water has no objections to the proposed development.

Noted.

3.3 The Scottish Environment Protection Agency has no objections to the proposed development provided that the drainage arrangements are to its complete satisfaction. In this regard the proposed septic tank must be designed and constructed to meet with the current code of practice. With regard to the proposed reed bed, to treat effluent from the population of a development of this

size, it is likely to require to be at least 250 m². SEPA would therefore ask that planning permission be withheld until the applicant can demonstrate that there is sufficient ground available to accommodate the houses and the sewage treatment facilities. SEPA requests a condition requiring the applicant to install a surface water treatment system designed and constructed in accordance with the principles of the SUDS Design Manual for Scotland and Northern Ireland. Soils in this area may not be suitable for infiltration systems and therefore surface structures may be more appropriate. All waste materials generated by this development that require to be moved such as construction wastes, demolition wastes 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.

It is considered that the drainage issues raised by SEPA can be addressed by the imposition of appropriate conditions in any consent granted for the development.

3.4 Power Systems has no objection to the proposed development.

Noted.

3.5 Drongan, Rankinston and Stair Community Council has not responded to the consultation letter.

Noted.

4. REPRESENTATIONS

4.1 This application has attracted three third party letters of representation objecting to the proposed development. The points of objection are summarised as follows:

4.2 Six dwellings in such a small area. Is there going to be a reed bed to cope with the sewage from this development and the new homes being created within the school?

SEPA has not raised any objections to the proposed development subject to the drainage arrangements being to its complete satisfaction. SEPA has indicated that the proposed reed bed will require to be of a specific size to meet the population requirements of the proposed development. Appropriate conditions can be attached to any consent granted for the development to meet the requirements of SEPA and to ensure that there is no commencement of development before an appropriate scheme is approved..

4.3 The water supply and electricity supply – are these likely to be affected by the proposed development?

Scottish Water and Power Systems have not raised any concerns regarding service provision in the locality of the development site. It is for the service providers to ensure that the requirements of their customers are met and safeguarded through appropriate service provision.

4.4 It is hoped that the existing cherry tree, planted in memory of a teacher who taught at the school will not be removed or destroyed.

The applicant has stated that an inspection of the tree has shown that it is dead and should be removed.

4.5 The existing water pump is a landmark and it is hoped that it will stay. Any proposal to remove this pump would meet with stiff local opposition.

A condition can be attached to any consent granted for the proposed development to require the retention of the water pump feature although, with the requirement to provide a new footway along the frontage of the site, this may require its relocation.

4.6 Access for these homes – where? Sinclairston seriously needs a traffic calming system not unlike the one for Skares, as we have would be racing drivers using it like a race track. We have already expressed concerns to the Council regarding traffic management and speed reduction through Sinclairston. The proposed development will only exacerbate this.

The Roads and Transportation Division has no objections to the proposed development in road safety terms subject to appropriate conditions being attached to any consent granted for the proposed development. The issue of general traffic calming measures for Sinclairston is outwith the scope of this application and not material to the determination of this application.

4.7 The loss of view from our lovely home, which when bought I was told was greenbelt. My home is called Arranview – What View that will be its new name.

The loss of a view is not a material consideration in the determination of this application.

4.8 Having a young son, what play area would he have considering that the swing park that is there is a joke. How would this cope with more children, in our hamlet which if all these homes are built would turn into a village?

It is appreciated that the application site has been used for informal recreation, however it is not designated as such and has never been identified as an area of public open space. Hence its development for residential purposes is not considered to be a significant loss to the recreational opportunities within the hamlet. The current condition of existing play facilities within Sinclairston is not a matter for consideration in the determination of this planning application.

4.9 I feel that the proposed development of six dwellings is excessive and will spoil the character of our once quiet hamlet. It is noted that the previous planning permission was for four dwellings. The proposed six dwellings will do nothing for Sinclairston but only provide profit for the developer. The proposed development along with the school development will more than double the population of Sinclairston and will have a severe impact on the tranquillity of the area.

The layout of the proposed development meets with design standards set out in the East Ayrshire Local Plan. Given the high quality design of the dwellings and the layout proposed, it is not considered that the proposal represents overdevelopment of the site, or will be detrimental to the character of Sinclairston.

4.10 We wonder if it would be helpful for members of the Planning Committee to visit the site prior to any decision being taken.

The comments of the objector are noted.

4.11 The existing outline consent for this site was for the erection of 4 dwellings. We assume that the current application for 6 dwellings cannot be considered to be a Reserved Matters application and will be determined on the basis of a new application.

The assumption of the objectors is correct but the determination will also take cognisance of the fact that there is a current valid outline consent for residential development of this site. The application submitted is a full application and not a Reserved Matters application.

4.12 Although the site has outline planning consent, we object to the fact that development on this site will result in the loss of open recreational space used by the residents of Sinclairston. The Mauchline/Drongan/Ochiltree Local Plan and the Cumnock and Doon Valley Finalised District Wide Local Plan show the site designated as recreational open space and community facilities respectively.

Notwithstanding the comments of the objectors regarding the previous designations contained within the stated local plans, these

are no longer relevant in the determination of this application. Under the adopted East Ayrshire Local Plan, the application site is identified as a Miscellaneous Development Opportunity site where one of the stated suitable uses listed is residential development. Given this and the fact that there is an existing extant outline consent for residential development of the site, it is considered that the principal of residential use of the site is well established.

4.13 The application site has always been used by the local population as an area of recreational green space and we believe that the Land Reform (Scotland) Act 2003, under the exception at Section 6(1)(b)(iii) is no longer applicable and that access rights exist over the land within the application site.

The comments of the objectors are noted but are considered to be potential legal matters not within the scope of this planning application as it would be through legal processes that such claimed rights would be established through appropriate challenge, not through planning legislation.

4.14 The proposed development does not provide areas of recreational and amenity open space. The developer will be providing a total of 9 new dwellings and it is important, with the loss of the existing open space, that adequate open amenity space and recreational facilities are provided to compensate for this loss.

The proposed development is consistent with the policy provisions of the East Ayrshire Local Plan as described in Section 5 of this report.

4.15 The proposals show the existing access at the south side of the school retained for use by one unit in the school. The width and location of this access would require cars to stop and reverse in and out of this access onto the busy main road.

The part of the development site to which the objectors refer does not form part of the current planning application.

4.16 Parked cars on the main road would obstruct the visibility splays from the proposed new access road increasing danger to road safety.

Subject to the imposition of appropriate conditions in any consent granted, the Roads and Transportation Division does not offer any objections to the proposed development in road safety terms.

4.17 It is our view that the parking provision to serve the proposed development is insufficient.

Subject to the imposition of appropriate conditions in any consent granted, the Roads and Transportation Division does not offer any objections to the proposed development in terms of parking provision.

4.18 The two new accesses onto the main road together with the increase in traffic resulting from the new development means that serious consideration must be given to the introduction of a 30 mph speed limit through Sinclairston.

The comments of the objectors are noted but are not material to the determination of this application. The comments have however been forwarded to the Roads and Transportation Division for consideration.

4.19 None of the existing properties in Sinclairston have eaves height above first floor level. It is our opinion that the size and height of the proposed one and three quarter storey dwellings would not be in keeping with the character of the existing hamlet and would be contrary to Policy RES4 and Policy ENV13 of the local plan.

Notwithstanding the comments of the objectors, it is considered that the proposed development is considered to be acceptable in terms of scale, design, layout and use of finishing materials and that the development does not conflict with the policy provisions of the adopted East Ayrshire Local Plan as reflected in Section 5 of this report.

4.20 The application describes the external wall finish as being white render but does not make it clear if this will be coloured or painted roughcast to match the existing houses in the hamlet, or a dry white aggregate thrown finish which would not be in keeping with the hamlet.

A condition can be attached to any consent granted for the proposed development to ensure that samples of proposed finishing materials, including colour, are submitted to the Planning Authority for approval.

4.21 The proposed dwellings are shown as orientated with the front of the dwellings facing west looking onto the new access road. And the rear of the dwellings and back gardens facing onto the B7046 road. People want privacy in their back garden and the local plan also requires that private open space should be secluded in nature. Screen fencing will therefore be necessary along the back edge of the footway to provide privacy. Consideration should be given to having the front of the houses and front gardens facing onto the main road. Alternatively we ask that a condition be imposed to restrict the height of fences and the height

of hedges that might be planted in future to a maximum of 1.2 metres or less as required at the visibility splay.

It is considered that provision of some form of boundary treatment will be necessary along the B7046 road frontage and in this respect it is considered that a feature boundary wall with infill panels would be considered appropriate screening in this instance. This boundary treatment could be erected without prejudice to the visibility splays required for the proposed site accesses. A condition can be attached to any consent granted for the proposed development to ensure that the details of this feature are submitted to the Planning Authority for approval before commencement of the development. It is agreed that the height of any such feature should be restricted to lessen any adverse visual impacts.

4.22 It should be noted that there are existing unrecorded drains passing through the site close to the area shown for the reed bed. The drain carries surface storm water from field drains, road gullies and the discharge from the septic tank at our property in accordance with our discharge consent from SEPA and will require to be protected and maintained.

The comments of the objectors are noted and this information has been passed to the applicant, as essentially this is a matter for the applicant to resolve directly, if appropriate, with the objectors.

4.23 It should be noted that the existing septic tank at the school also takes foul drainage from at least two existing properties. The proposed new septic tank will therefore require to be designed to serve the six new dwellings proposed, the three dwellings in the converted school and the two existing dwellings i.e. to serve a population of around 59 people. This will require a reed bed surface area of 295 square metres.

The applicant has been made aware of the comments of SEPA and will require to install appropriate drainage to serve the site in accordance with the requirements of SEPA.

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).

East Ayrshire Local Plan

5.2 This site is identified in the East Ayrshire Local Plan as Miscellaneous Development Opportunity site 093M and one of the suitable uses listed is residential development. Housing at this location is therefore acceptable in principle. 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 development meets with the Council's minimum private open space standards.

5.3 Policy ENV7 states that all developers will be expected to comply fully with the Council's existing and emerging Design Guidance and Policy documents relating to and advising on the particular type of development proposed. The policy also states that developments which do not meet the required design standards detailed in these documents will require to be fully justified and may not be supported by the Council.

It is considered that the proposed development is consistent with the Council's Design Guidance for New Residential Development

5.4 Policy TLR5 requests that developers enter into a legal agreement with the Council to make a contribution to address the provision of appropriate leisure facilities in the area.

The applicants have been asked to make such a contribution and at the time of writing, their response is still awaited.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

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

Consultations Responses

6.2 None of the consultation responses have raised any significant issues which would indicate the application should be refused.

Representations

6.3 Some of the objections raised by third parties are indeed material planning considerations. These are primarily based on road safety implications; drainage; overdevelopment within the settlement; impact of development on services and facilities and the visual impact and layout of the development. All of the issues

raised have been given due consideration and it is considered that they can be sufficiently addressed so as not to merit a recommendation of refusal.

Planning History

6.4 A previous application for the development of the site for residential purposes as well as the conversion of the former primary school into residential units (Ref: 03/0980/OL) was withdrawn on the basis that there was insufficient information regarding the conversion scheme for the application to receive a favourable recommendation. Subsequent to this an outline planning application (Ref. No. 04/0009/OL) for the erection of four dwellinghouses on the application site was approved by the Development Services Committee on 06 May 2005 following referral of the application to the Scottish Ministers.

6.5 On the adjoining site of the former primary school, planning permission for the change of use of the school building to form three dwellings was approved on 08 July 2005 (Ref. No. 05/0347/FL).

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial or legal obligations 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 have been sufficiently addressed and do not indicate that planning permission should be refused.

8.2 It is considered that the principal of residential development on the application site has already been established through the local plan designation of the site as a Miscellaneous Development Opportunity site where housing is an acceptable use, and through the previous grant of outline consent for residential development albeit that this was for four dwellings.

8.3 It is considered that issues of drainage will require to be addressed with SEPA and in this regard it is considered that a suspensive condition should be imposed to ensure that the full details of the drainage of the site are to the

complete satisfaction of SEPA prior to the commencement of development on site.

8.4 It is recognised that there are locally important features which the community would wish to see preserved. The applicant has indicated that the existing cherry tree within the site is dead and in this regard appropriate confirmation of this shall be necessary prior to any removal of the tree. Similarly an appropriate condition can be attached to any consent granted to secure the retention of the existing water pump.

8.5 In terms of layout, scale, design and use of finishing materials, the development is considered to be acceptable subject to the imposition of appropriate conditions.

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 in terms of the principle of the development, the application will require to be referred to the Development Services Committee because it would represent a departure from the development plan.

Alan Neish
Head of Planning, Development and Building Standards

26 October 2005
HM/HM
FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Letters of Representation.
4. Consultation responses.
5. Adopted East Ayrshire Local Plan (2003).

6. Approved Ayrshire Joint Structure Plan (1999).
7. Previous applications 04/0009/OL and 05/0347/FL.

Anyone wishing to inspect the above background papers should contact Mr. Hugh Melvin on 01563 555481.

Implementation Officer: Dave Morris

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 05/0893/FL

Location	Land adjacent to St. Clair's Primary School SINCLAIRSTON KA18 2RT
Nature of Proposal:	Proposed erection of 6 detached dwellinghouses
Name and Address of Applicant:	ATD Developments Limited Clark House Grougar MOSCOW KA4 8PN
Name and Address of Agent	Thomson Dawes 21 Portland Road KILMARNOCK KA1 2BT

DPO's Ref:
PPO's Ref: Hugh Melvin

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

1. Prior to the commencement of development on site, the developer shall submit to, and have approved by the Planning Authority in consultation with The Scottish Environment Protection Agency, details of the proposed drainage of the site including the provision of a reed bed area of sufficient size to meet the needs of the proposed development, and the provision of a sustainable urban drainage system. The details shall specify a programme for the future management and maintenance of the scheme, and shall be implemented as approved.

REASON – To ensure that the site is properly drained in the interests of public health.

2. Prior to the commencement of development on site, the developer shall submit to and have approved by the Planning Authority, samples of the external wall finishes and roof finish to be used in the proposed dwellinghouses.

REASON – In the interests of visual amenity.

3. Prior to the commencement of development on site, the developer shall submit to and have approved by the Planning Authority, details of walls or screen fencing to be erected within the application site. In this regard, a feature wall or enclosure shall be provided along the B7046 frontage of the development site, the details of which shall be submitted to and approved by the Planning Authority. Such details shall also provide for the

retention of the existing water pump feature within the site and the required feature wall or enclosure shall be designed to accommodate and enhance this feature.

REASON – In the interests of residential and visual amenity.

4. The southern access to the site (plots 1-4 and shared access to the redevelopment of the old school) shall have junction visibility splay areas of 2.5 metres by 90 metres with no object greater than 1 metre in height within the splay areas formed.

REASON – In the interests of public road safety.

5. The internal road shall be to the requirements of the Roads Development Guide 1996 with regard to road widths, footways turning areas for service vehicles, street lighting, traffic calming, drainage etc.

REASON – In the interests of public road safety.

6. Parking for a minimum of three cars per dwelling with driveway manoeuvrability plus a total of two visitor spaces shall be provided for plots 1-4.

REASON – In the interests of public road safety.

7. A 2 metres wide footway to East Ayrshire Council's standards shall be provided along the full frontage of the development site with existing street furniture relocated at the applicant's expense, prior to the occupation of any of the propose dwellings.

REASON – In the interests of public road safety.

8. The twinned access to plots 5 and 6 shall be hard paved for a minimum distance of 2 metres from the rear of the footway and be via a footway crossing to East Ayrshire Council standards with minimum visibilities of 2.5 metres by 120 metres with no object greater than 1 metre in height within the visibilities formed. The access shall also incorporate car turning areas to allow vehicles to enter and leave the public road in forward gear.

REASON – In the interests of public road safety.

9. A 3 metres wide service/ parking lay-by of minimum length of 20 metres shall be provided adjacent to plots 5 and 6, prior to the occupation of the dwellings on these plots.

REASON – In the interests of public road safety.

10. All waste materials generated by this development that require to be moved such as construction wastes, demolition wastes 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.

REASON – In the interests of public health and safety.

11. 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.

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 road 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 the 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.

**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.**