

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 10 SEPTEMBER 2004**

**04/0701/FL: PROPOSED CHANGE OF USE FROM STORE TO FORM 3 DWELLINGHOUSES AND COMMERCIAL USE LAND TO ERECT 8 DWELLINGHOUSES AND COURTYARD DEVELOPMENT TO FORM PRIVATE PARKING COURT AT 5-13 & 19 FORD STREET, CATRINE**

**APPLICATION BY SRC DEVELOPMENT**

**EXECUTIVE SUMMARY OF SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Full permission is sought to convert the existing building to form three dwellinghouses. The proposed design scheme does make use of the existing openings where possible. Eight new dwellinghouses are also proposed in the builder's yard comprising four semi-detached pairs. Six of these houses will front onto the River Ayr so that their rear gardens abut onto the rear gardens of the houses to be formed from the conversion scheme. The remaining two houses are to be located in the southwest corner of the site. The new dwellings are to be one and a half storey (dormer) units incorporating vertically proportioned fenestration. White render with a grey slate are proposed for the external finishing materials with black painted timber frames for the windows and external doors.

1.2 There is an existing vehicular access into the former builder's yard which would be closed off to enable the formation of a total of six parking bays on Ford Street. The vehicular access into the site would then be reformed immediately adjacent to the building to be converted. Eight off road parking spaces would be provided within the yard on a shared basis and the northeast corner of the site is shown for landscaping.

**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 generally in accordance with the development plan. Notwithstanding some

limited divergence from policy in respect of garden sizes, and 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 and none of these would be of sufficient weight to indicate the application should be refused.

3.2 The proposed development comprises the conversion of an existing redundant building to form dwellinghouses and the redevelopment of a brownfield site for residential purposes. The site is within a mixed use area and has no designation other than that of Conservation Area. In principal therefore both elements of the proposal are deemed to be acceptable.

3.3 It is proposed to form three dwellinghouses from the conversion of the existing two storey building. The building is of sound structure and displays traditional features which have been incorporated into the design scheme so that it is sympathetic to the character of the building as it exists. Where it is proposed to infill a garage door opening which has been knocked into the front elevation this will be finished with a render to match into the red sandstone. The same method is to be applied to the rear elevation for infilling and this is found to be acceptable. The windows are primarily existing openings and are to be timber framed sash and case look alike units with multi-panes as the original.

3.4 The proposed redevelopment of the former builder's yard is to erect eight new dwellings formed by four sets of semi-detached units. The design adopts a traditional style through the use of a simple dual pitched roof and vertically proportioned fenestration. The external walls are to be finished in a white render with a grey slate for the roof, both of which are wholly appropriate to the location. The windows to be installed are to have black painted or stained timber, as are the external doors. It is considered that the design scheme in terms of its visual amenity is acceptable.

3.5 It is noted that some of the units do not achieve the required amount of minimum private garden space as stated in the development plan and the Council's Design Guidance. However, on the basis that this is a conversion scheme and redevelopment of a brownfield site in a built up area it is considered that this shortfall, which is relatively insignificant, is an acceptable minor technical breach of the aforementioned standards. The middle unit in the conversion scheme has a first floor window in the rear elevation which does fall significantly short of the distance required to safeguard against overlooking. However, this window serves a bathroom and can be installed with a fixed obscure pane of glass, as denoted on the plan, and it is therefore considered that this matter has been sufficiently addressed.

3.6 It is proposed to form a connection to the public sewers to provide foul drainage disposal for the eleven dwellings. Scottish Water has objected to this

but only on the basis that it is beyond their reasonable cost obligation and it is therefore considered appropriate that the developer can resolve this matter prior to any development commencing on the site. The provision of off road car parking has been found to be acceptable to the Roads and Transportation Division.

3.7 The proposed scheme is acceptable in principle and in terms of visual and residential amenity and there are no extraneous service and infrastructure issues.

### **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 because it would not represent a significant 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.**

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SOUTHERN LOCAL PLANNING COMMITTEE: 10 SEPTEMBER 2004

**04/0701/FL: PROPOSED CHANGE OF USE FROM STORE TO FORM 3 DWELLINGHOUSES AND COMMERCIAL USE LAND TO ERECT 8 DWELLINGHOUSES AND COURTYARD DEVELOPMENT TO FORM PRIVATE PARKING COURT AT 5-13 & 19 FORD STREET, CATRINE**

### APPLICATION BY SRC DEVELOPMENT

#### 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, due to it being for a total of eleven new dwellinghouses.

#### 2. APPLICATION DETAILS

2.1 **Site Description:** The site comprises an existing vacant building and a former commercial builder's yard located within the Conservation Area of the settlement of Catrine. The building is situated on Ford Street and backs onto the yard which is accessed at the southern end of Ford Street.

2.2 The site is triangular in shape and is bound to the north end by a variety of commercial, retail and residential premises fronting onto St. Germain Street in the central area of the village. The River Ayr forms the south east boundary and the site narrows off to a point in the southern end. A dwellinghouse which has recently been converted is juxtaposed at the end of Ford Street with Bridge Lane and lies immediately south of the proposed access.

2.3 The building is a traditional two storey ashlar sandstone building with a dual pitched slated roof. The fenestration is typical of the rural vernacular with large vertically proportioned openings and lintels. A garage door opening has been formed in the front elevation of the property and there are two door openings but otherwise the building remains unaltered. The former builder's yard is a brownfield site on which there are some commercial buildings of no merit and which are in a state of disrepair. There is also a significant amount of rubble within the site which is generally in an untidy state.

2.4 **Proposed Development:** Full permission is sought to convert the existing building to form three dwellinghouses. The proposed design scheme

does make use of the existing openings where possible. Eight new dwellinghouses are also proposed in the builder's yard comprising four semi-detached pairs. Six of these houses will front onto the River Ayr so that their rear gardens abut onto the rear gardens of the houses to be formed from the conversion scheme. The remaining two houses are to be located in the southwest corner of the site. The new dwellings are to be one and a half storey (dormer) units incorporating vertically proportioned fenestration. White render with a grey slate are proposed for the external finishing materials with black painted timber frames for the windows and external doors.

2.5 There is an existing vehicular access into the former builder's yard which would be closed off to enable the formation of a total of six parking bays on Ford Street. The vehicular access into the site would then be reformed immediately adjacent to the building to be converted. Eight off road parking spaces would be provided within the yard on a shared basis and the northeast corner of the site is shown for landscaping.

### 3. CONSULTATIONS AND ISSUES RAISED

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

- (i) access to the site must be taken via standard driveway access crossing to East Ayrshire Roads standards;
- (ii) no surface water must be allowed to discharge onto the public road;
- (iii) minimum of 8 no off road parking spaces within the private courtyard and 6 no off road parking spaces adjacent to Ford Street will require to be provided;
- (iv) any garages must be set back a minimum of 6m from the rear of the carriageway;
- (v) the private access to be paved for a minimum distance of 5m from the rear of the public footway;
- (vi) any gates will require to open inwards;
- (vii) access to and egress from the site will require to be taken in forward gear.

***The developer has confirmed in writing that the above road safety requirements can be met and it is recommended that these are imposed as conditions on the planning consent if the Committee is minded to approve the application.***

3.2 Scottish Water has objected to the proposed development on the basis that the cost of providing infrastructure to serve the development is outwith Scottish Water's "reasonable cost" obligations.

***The developer has been advised of this and will require to resolve this matter prior to any development commencing on the site.***

3.3 East Ayrshire Council's Department of Educational and Social Services has no objection to the proposed development.

***Noted.***

3.4 The Scottish Environment Protection Agency has no objection to the proposed development provided that all foul drainage from the development is connected to the public sewerage system in accordance with Scottish Water requirements. They are seeking a condition requiring the applicant to obtain assurance from Scottish Water that the additional foul drainage arising from this development will not cause or contribute to premature operation of downstream consented storm sewer overflows. They have also requested a condition requiring the applicant to install a surface water treatment system.

***Both of these requirements can be addressed as notes on the planning consent if the Committee is minded to approve the application.***

3.5 Transco has no objection to the proposed development.

***Noted.***

3.6 Scottish Power has no objection to the proposed development.

***Noted.***

3.7 The Scottish Civic Trust is satisfied with the proposals regarding the change of use to dwellinghouses and does not object to the proposed new dwellinghouses.

***Noted.***

3.8 Catrine Community Council has been consulted but no response had been received at the time of writing this report.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 Other than the letter of objection received from Scottish Water, this application has not attracted any third party letters of representation.

## 5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan and the Adopted East Ayrshire Local Plan (2003).

### Ayrshire Joint Structure Plan

5.2 There are no policies contained within the structure plan which are especially relevant to this application.

### East Ayrshire Local Plan

5.3 Policy RES7 encourages the rehabilitation or conversion of existing, and traditionally designed and constructed buildings to residential use, subject to a set of stated criteria being met, as follows;

- (i) the Council will require to be satisfied that the structural condition of the building is suitable for its conversion to residential use;

***A structural survey has been submitted which demonstrates that the building is sound for the purposes of conversion to form a dwellinghouse.***

- (ii) the proposal is capable of being implemented while retaining, to at least eaves level, the existing external walls of the building. Any extension shall be limited to a maximum of 50% of the ground floor area of the existing building and a minimum 50% of the external wall area in the completed conversion/rehabilitation shall be formed from the external walls of the original building;

***No extensions to the properties are proposed.***

- (iii) the development meets the service requirements of all appropriate statutory undertakers and the Council as Roads Authority;

***The Council's Roads and Transportation Division has no objection to the proposed development subject to conditions and the developer shall resolve the matter of drainage with Scottish Water prior to any development commencing.***

- (iv) the proposal is fully in keeping with the character and appearance of the area within which it is located;

***It is considered that the proposal is fully in keeping with the character and appearance of the area.***

- (v) the proposal meets all the design requirements of the Council and reflects the style and design of the original building located on the site; and

***No major alterations are proposed to the external appearance of the properties and the proposal is considered to meet all the design requirements of the Council and to reflect the style and design of the original building.***

- (vi) the proposal does not damage the architectural integrity of the building and reuses wherever possible, any existing traditional building materials found on site.

***It is considered that the proposal does not damage the architectural integrity of the building.***

5.4 Policy ENV2 states that the Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties, throughout the area. There will be a presumption against the demolition or partial demolition of all such properties.

***The property at 5 to 13 Ford Street is an unlisted building located within the Catrine Conservation Area. The proposal is considered to be fully in line with the provisions of the policy.***

5.5 Policy IND8 states that proposals for alternative uses of land or premises currently or formerly used for industrial purposes shall be considered acceptable subject to a set of three criteria being met, as follows:

- (i) the proposed use not being detrimental to surrounding established uses;

***Housing development would not be detrimental to surrounding establishes uses as the proposed site is adjacent to an existing residential area.***

- (ii) the proposal meeting with the requirement of all other relevant Local Plan policies; and

***The development meets with all other relevant local plan policies.***

- (iii) the existence of alternative industrial or business land or premises with potential for future employment use within the settlement concerned.

***There are two safeguarded business and industrial sites within Catrine. It is therefore considered that there is sufficient alternative land for future employment use in the village.***

5.6 Policy RES4 states that, within Settlement Boundaries, the Council will positively encourage the sympathetic residential development of gap, infill or other redevelopment sites, including those sites created through the large scale demolition of existing housing, not specifically safeguarded or identified for particular development purposes on the Local Plan maps. Developments will be assessed against a set of four stated criteria, as follows:

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

***Housing development at this location is acceptable in principle. Given that the application site is located within Catrine Conservation Area, a high quality design is essential. It is considered that the design is acceptable for such a location.***

- (ii) transportation and infrastructure implications;

***The Council's Roads Division has no objection to the proposed development subject to conditions and the developer shall resolve the matter of drainage with Scottish Water prior to any development commencing.***

- (iii) compatibility with surrounding densities and housing types; and

***The proposed development is compatible with surrounding densities and house types.***

- (iv) compliance with the Council's Development Promotion and Design Guidance.

***The design is acceptable for a Conservation Area location. However, it should be ensured that the proposal meets fully with the Council's Design Guidance.***

5.7 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.

***Some of the plots fail to meet the Council's minimum private open space standards. However, given that the development is proposed on a brownfield redevelopment site and is a high quality design, it is considered that this is an acceptable minor technical breach of the policy.***

5.8 Policy ENV4 relates to both parts of the proposed development as the whole development site lies within the Catrine Conservation Area. Policy ENV4 seeks to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is

sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. The policy also states that development proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

***It is considered that the development is sympathetic both to the area and to the buildings concerned in terms of layout, size, scale, design, siting, materials and colour of finish.***

***With regard to the change of use of the former storage premises, the development is considered to represent a sympathetic conversion of a traditionally designed building within the Catrine Conservation Area and there are no objections to the proposal, in principle, from the planning policy point of view. Similarly, the proposed new build element is sympathetic to the Conservation Area in terms of its design, layout and material finish.***

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

6.1 The principal material considerations relevant to the determination of the application are the consultation responses and the planning history of the site.

### Consultation Responses

6.2 Scottish Water has objected to the proposed development however this is an objection which can be resolved by the developer with Scottish Water prior to the commencement of development and would therefore not indicate the application should be refused. None of the other consultation responses have objected to the proposal.

### Planning History

6.3 The current planning application has been submitted subsequent to the withdrawal of two separate applications for each of the two elements at 5-13 (Ref: 04/0239/FL) and 19 Ford Street (Ref: 04/0294/FL). In progressing these applications they were deemed to be unacceptable to the Roads Division due to insufficient off road parking provision. In submitting the current application for one development the parking proposed is to be shared and has been found to be acceptable. Prior to the yard becoming disused there was planning permission granted (Ref: 96/0442/FL) for the erection of a workshop for the prefabrication of steelwork.

## **7. FINANCIAL AND LEGAL IMPLICATIONS**

7.1 The Council owns a small portion of land which pertains to the site. This is the existing area of informal parking immediately south of Nos. 3-15 Ford Street. It is proposed to relocate this area further south so that it is on the other side of the access into the builder's yard and it will be demarcated as a formal parking provision. Consequently there may be financial and 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 generally in accordance with the development plan. Notwithstanding some limited divergence from policy in respect of garden sizes, and 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 and none of these would be of sufficient weight to indicate the application should be refused.

8.2 The proposed development comprises the conversion of an existing redundant building to form dwellinghouses and the redevelopment of a brownfield site for residential purposes. The site is within a mixed use area and has no designation other than that of Conservation Area. In principal therefore both elements of the proposal are deemed to be acceptable.

8.3 It is proposed to form three dwellinghouses from the conversion of the existing two storey building. The building is of sound structure and displays traditional features which have been incorporated into the design scheme so that it is sympathetic to the character of the building as it exists. Where it is proposed to infill a garage door opening which has been knocked into the front elevation this will be finished with a render to match into the red sandstone. The same method is to be applied to the rear elevation for infilling and this is found to be acceptable. The windows are primarily existing openings and are to be timber framed sash and case look alike units with multi-panes as the original.

8.4 The proposed redevelopment of the former builder's yard is to erect eight new dwellings formed by four sets of semi-detached units. The design adopts a traditional style through the use of a simple dual pitched roof and vertically proportioned fenestration. The external walls are to be finished in a white render with a grey slate for the roof, both of which are wholly appropriate to the location. The windows to be installed are to have black painted or stained timber, as are the external doors. It is considered that the design scheme in terms of its visual amenity is acceptable.

8.5 It is noted that some of the units do not achieve the required amount of minimum private garden space as stated in the development plan and the Council's Design Guidance. However, on the basis that this is a conversion scheme and redevelopment of a brownfield site in a built up area it is considered that this shortfall, which is relatively insignificant, is an acceptable minor technical breach of the aforementioned standards. The middle unit in the conversion scheme has a first floor window in the rear elevation which does fall significantly short of the distance required to safeguard against overlooking. However, this window serves a bathroom and can be installed with a fixed obscure pane of glass, as denoted on the plan, and it is therefore considered that this matter has been sufficiently addressed.

8.6 It is proposed to form a connection to the public sewers to provide foul drainage disposal for the eleven dwellings. Scottish Water has objected to this but only on the basis that it is beyond their reasonable cost obligation and it is therefore considered appropriate that the developer can resolve this matter prior to any development commencing on the site. The provision of off road car parking has been found to be acceptable to the Roads and Transportation Division.

8.7 The proposed scheme is acceptable in principle and in terms of visual and residential amenity and there are no extraneous service and infrastructure issues.

## **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 because it would not represent a significant departure from the development plan.

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

30 August 2004  
NM/NM  
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 planning applications.

Anyone wishing to inspect the above background papers should contact Nicola Monroe on 01563 555485.

**Implementation Officer: Dave Morris**

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 04/0701/FL

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Location	5-13 & 19 Ford Street CATRINE
Nature of Proposal:	Proposed change of use from store to form 3 no dwellinghouses and commercial use land to erect 8 no dwellinghouses and courtyard development to form private parking court
Name and Address of Applicant:	SRC Development 116 Loudoun Road NEWMILNS KA16 9HH
Name and Address of Agent	BSP Architects Ravenstone House 4 Ravenstone Drive Giffnock GLASGOW G46 6AL

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

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

1. The three dwellinghouses to be formed at 5-13 Ford Street are to be formed by altering and renovating the redundant two storey building and shall be done in accordance with the structural survey report as prepared by Paterson Consulting Engineers Ltd and dated 11 August 2004. Any variations identified in the course of the development should be notified to the Planning Authority immediately and all works shall be ceased until further approval is received.

REASON – To ensure the development is carried out in accordance with the conversion scheme as submitted to and approved by the Planning Authority.

2. Prior to the commencement of any of the wall rendering works the developer shall prepare a one metre square sample panel of the render for inspection by a planning official and the further written approval of the Planning Authority.

REASON – In the interests of the character of the building and visual amenity.

3. Notwithstanding the details on the plans hereby approved the windows to be installed in all of the dwellinghouses hereby approved shall be a sash and case look alike with a 50mm stepped transom at the mid rail and shall have a white or black painted or stained timber finish to the satisfaction of the Planning Authority.

REASON – In the interests of visual amenity.

4. All of the external doors shall be finished in vertically lined timber and shall be painted or stained in white or black unless an alternative receives the prior written approval of the Planning Authority.

REASON – In the interests of visual amenity.

5. The first floor window as outlined in red on the plans approved shall be installed as a fixed obscure pane of glass and retained in perpetuity to the satisfaction of the Planning Authority.

REASON – In the interests of residential amenity.

6. The areas to be landscaped as shown on the approved plans shall be landscaped no later than the first planting season following the completion of the dwellinghouses hereby approved.

REASON – In the interests of visual amenity.

7. Prior to the commencement of development the developer shall submit details of a programme for the future maintenance and management of the landscaping areas.

REASON – To ensure the area is maintained in perpetuity.

8. Access to the site must be taken via standard driveway access crossing to East Ayrshire Roads standards

REASON – In the interests of road safety.

9. No surface water must be allowed to discharge onto the public road

REASON – To ensure a secure road surface in the interests of road safety.

10. Prior to the occupation of any of the dwellinghouses hereby approved the developer shall form a minimum of 8 no off road parking spaces within the private courtyard and 6 no off road parking spaces adjacent to Ford Street to the satisfaction of the Planning Authority.

REASON – In the interests of road safety.

11. Any garages must be set back a minimum of 6m from the rear of the carriageway.

REASON – In the interests of road safety.

12. Prior to the occupation of any of the dwellinghouses hereby approved the private access shall be paved for a minimum distance of 5m from the rear of the public footway to prevent the overcarry of loose material onto the public road.

REASON – To ensure a secure road surface in the interests of road safety.

13. Any gates will require to open inwards away from the public road.

REASON – In the interests of road safety.

14. Access to and egress from the site will require to be taken in forward gear.

REASON – In the interests of road safety.

15. Surface water runoff shall be disposed of on site via an appropriate method of Sustainable Urban Drainage systems which shall be installed and maintained in perpetuity to the satisfaction of the Planning Authority in consultation with the Scottish Environment Protection Agency. Details of the SUDS proposal shall be submitted to and approved by the Planning Authority prior to the commencement of development on site.

REASON – In the interests of public health and safety.

16. Prior to the commencement of development the developer shall submit a scheme to deal with contamination on the site for the further written approval of the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:
  - i. the nature, extent and type(s) of contamination on the site
  - ii. measures to treat/remove contamination to ensure the site is fit for the use proposed
  - iii. measures to deal with contamination during construction works
  - iv. condition of the site on completion of decontamination measures.

Prior to any dwellinghouse hereby approved being occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.

REASON – To ensure that any contamination on the site receives the appropriate remediation measures in the interests of public health and safety.

17. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week of it becoming evident. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Planning Authority.

REASON – To ensure that all contamination on the site is sufficiently dealt with.

## **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, (including capacity issues), 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  
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VIEWING PLEASE CONTACT (01563) 555320.**