

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 21 FEBRUARY 2003

02/0967/RM: PROPOSED ERECTION OF 7897 SQUARE METRE FOOD SUPERSTORE & PETROL FILLING STATION AND ASSOCIATED WORKS AT WEST LANGLANDS STREET, KILMARNOCK BY WILLIAM MORRISON SUPERMARKETS PLC

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 This is a reserved matters application for the erection of a 7897 sq m foodstore, a petrol filling station and associated works. It provides details for the northern area of the site.

The details are summarised below:

Food superstore and petrol filling station

The unit will have a gross floorspace of 7897 sq m (85,000 sq ft). The net sales area will be 3709 sq m (39,923 sq ft) comprising: 3153 sq m (33,936 sq ft) convenience goods floorspace; and 556 sq m (5,985 sq ft) comparison goods.

Internally, the quality of the superstore is controlled through the Section 75 Legal Agreement (associated with the Outline Consent). Within the general internal layout of the superstore, a café, public toilets and baby changing facilities are proposed. The external design of the store is of high quality in terms of design and materials. The entrance to the superstore is of a striking pyramid shaped design which incorporates two clocks on the south and east elevations and includes aluminium curtain walling to the exterior of the entrance, café, sales area and glazed canopy. The entrance canopy is supported on circular polished concrete columns and timber beams. The canopy extends along and the pedestrian walkways on the south and east elevations.

The elevations of the superstore to the car park will be finished in Locharbriggs or natural stone with powder coated cladding panels (colour Oyster) to the high level on the north, east and west elevations. The predominant elevations will be finished largely in natural stone with the pitched roofs at the entrance finished in high quality grey metal sheeting. The warehouse and load door canopy will be finished in profile steel sheeting.

The service yard will be accessed from the existing access at Bonnyton Road opposite the junction at Fullarton Street. A separate application has been submitted by the applicant for a parking area to be taken from this access. The service area will be finished in brushed concrete and incorporates a 26 metre turning circle.

The petrol filling station is located to the east of the site adjacent to West Langlands Street and will incorporate a sales kiosk with aluminium curtain walling to the entrance with the remaining walls finished in Locharbriggs or natural stone. A car wash facility with powder coated cladding panels; and an LPG Tank enclosure surrounded by a 2.4 metre high powder coated palisade fence are also proposed.

Access and Landscaping

Vehicular access to the superstore and petrol filling station will be via a traffic light controlled junction at West Langlands Street, North Hamilton Street and Bonnyton Road. Pedestrian access will be from a footpath on West Langlands Street leading to a tree lined walkway to the entrance of the superstore. Traffic signals are proposed at the junction of Munro Avenue and Bonnyton Road and will cater for traffic, pedestrian and cycle movements.

A total of 594 customer car parking spaces are proposed to the front and east side of the superstore of which 18 spaces will be for disabled users and 18 for "parent and child" parking. Cycle parking, a recycle bay and 18 covered trolley bays are also proposed.

Substantial landscaping is proposed adjacent to West Langlands Street. This will include grassed areas and the planting of trees, hedges and shrubbery. A new boundary wall is proposed from the eastern side of the access to the service yard along West Langlands Street and returning back into the site along the car parking bays to the front of the site. The wall is to be constructed in Lignalite facing brick masonry with a weathered sandstone finish and a Staffordshire Blue smooth engineering facing brick base course.

There will be further landscaping on the eastern boundary adjacent to Hunslet Barclay and to the northern boundary of the car park adjacent to the railway line. Additional landscaping is proposed within the car park around the recycle bay and along the 2 main pedestrian routes into the superstore. The walkways and areas around the perimeter of the store will be finished in buff textured paving slabs. Concrete kerbs will delineate in white markings.

2. RECOMMENDATION

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

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report, the application is in accordance with the development plan. Therefore given the terms of Sections 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 indicated in Section

6 of this report, there are material considerations relevant to the determination of this application and they are supportive of the application.

3.2 The proposal is considered to be consistent with the policies of the EALP in terms of the design and layout of the proposed development. The development is compatible with the surrounding area and will help to enhance the environmental quality of the area. The design and materials of the proposed development and the landscaping of the site along West Langlands Street are considered to be of high quality.

CONTRARY DECISION NOTE

Should the Committee agree the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish
Head of Planning and Building Control

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

CENTRAL LOCAL PLANNING COMMITTEE: 21 FEBRUARY 2003

02/0967/RM: PROPOSED ERECTION OF 7897 SQUARE METRE FOOD SUPERSTORE & PETROL FILLING STATION AND ASSOCIATED WORKS AT WEST LANGLANDS STREET, KILMARNOCK BY WILLIAM MORRISON SUPERMARKETS PLC

Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

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

2. APPLICATION DETAILS

2.1 **Site Description:** The application site comprises the site of the former Britannia Works, a motor car showroom and garage, vacant land and building to the rear of the showroom, the existing car park of Hunslet Barclay, a vacant industrial unit and the Andrew Barclay listed building. The application site is split into two distinct areas by West Langlands Street. The northern area of the site is 3.87 hectares in area with the majority of the area being vacant derelict land with the exception of the existing Peugeot car showroom and garage and the car park presently used by Hunslet Barclay. The southern area of the site is 0.52 hectares in area and comprises the Andrew Barclay Category 'B' listed building which is now vacant as it is surplus to the requirements of its owners Hunslet Barclay. The application site is bounded to the north by the main Kilmarnock railway line, to the south by mainly residential properties and to the west by industrial/commercial premises and residential properties and to the east by commercial properties and Hunslet Barclay.

2.2 Outline planning consent was granted on 25 October 2002 for an 85,000 sq ft (7897 square metres) food superstore, petrol filling station with environmental improvements and flattened residential development with heritage centre on this application site (01/0560/OL). An application to alter conditions regarding the floorspace and means of access (02/0965/FL) was agreed by the Development Services Committee on 11 February.

2.3 **Proposed Development:** This is a reserved matters application for the erection of a 7897 sq m foodstore, a petrol filling station and associated works. It provides details for the northern area of the site.

The details are summarised below:

2.4 Food superstore and petrol filling station

The unit will have a gross floorspace of 7897 sq m (85,000 sq ft). The net sales area will be 3709 sq m (39,923 sq ft) comprising: 3153 sq m (33,936 sq ft) convenience goods floorspace; and 556 sq m (5,985 sq ft) comparison goods.

Internally, the quality of the superstore is controlled through the Section 75 Legal Agreement (associated with the Outline Consent). Within the general internal layout of the superstore, a café, public toilets and baby changing facilities are proposed. The external design of the store is of high quality in terms of design and materials. The entrance to the superstore is of a striking pyramid shaped design which incorporates two clocks on the south and east elevations and includes aluminium curtain walling to the exterior of the entrance, café, sales area and glazed canopy. The entrance canopy is supported on circular polished concrete columns and timber beams. The canopy extends along and the pedestrian walkways on the south and east elevations.

The elevations of the superstore to the car park will be finished in Locharbriggs or natural stone with powder coated cladding panels (colour Oyster) to the high level on the north, east and west elevations. The predominant elevations will be finished largely in natural stone with the pitched roofs at the entrance finished in high quality grey metal sheeting. The warehouse and load door canopy will be finished in profile steel sheeting.

The service yard will be accessed from the existing access at Bonnyton Road opposite the junction at Fullarton Street. A separate application has been submitted by the applicant for a parking area to be taken from this access. The service area will be finished in brushed concrete and incorporates a 26 metre turning circle.

The petrol filling station is located to the east of the site adjacent to West Langlands Street and will incorporate a sales kiosk with aluminium curtain walling to the entrance with the remaining walls finished in Locharbriggs or natural stone. A car wash facility with powder coated cladding panels; and an LPG Tank enclosure surrounded by a 2.4 metre high powder coated palisade fence are also proposed.

2.5 Access and Landscaping

Vehicular access to the superstore and petrol filling station will be via a traffic light controlled junction at West Langlands Street, North Hamilton Street and Bonnyton Road. Pedestrian access will be from a footpath on West Langlands Street leading to a tree lined walkway to the entrance of the superstore. Traffic signals are proposed at the junction of Munro Avenue and Bonnyton Road and will cater for traffic, pedestrian and cycle movements.

A total of 594 customer car parking spaces are proposed to the front and east side of the superstore of which 18 spaces will be for disabled users and 18 for "parent and

child” parking. Cycle parking, a recycle bay and 18 covered trolley bays are also proposed.

Substantial landscaping is proposed adjacent to West Langlands Street. This will include grassed areas and the planting of trees, hedges and shrubbery. A new boundary wall is proposed from the eastern side of the access to the service yard along West Langlands Street and returning back into the site along the car parking bays to the front of the site. The wall is to be constructed in Lignalite facing brick masonry with a weathered sandstone finish and a Staffordshire Blue smooth engineering facing brick base course.

There will be further landscaping on the eastern boundary adjacent to Hunslet Barclay and to the northern boundary of the car park adjacent to the railway line. Additional landscaping is proposed within the car park around the recycle bay and along the 2 main pedestrian routes into the superstore. The walkways and areas around the perimeter of the store will be finished in buff textured paving slabs. Concrete kerbs will delineate in white markings.

3. CONSULTATION AND ISSUES RAISED

3.1 Scottish Water have advised that there is a public sewerage system to which a connection may be made from the proposed development. The applicant should satisfy him/herself, by site investigation if necessary, that relative levels are such as will allow the development to be connected at a gradient acceptable to Scottish Water.

It is recommended by Scottish Water that the applicant must consider the implementation of a Sustainable Urban Drainage Systems within the proposed drainage design.

No substance may be discharged to the public sewer which, either alone or in combination with any other matter or substance, is likely to interfere with the free flow of its contents or which may affect prejudicially the treatment or disposal of their contents, or to be prejudicial to health. Due to the nature of the applicant’s business, it may be necessary for them to install a suitable interceptor on the drainage system prior to discharge to the public sewer.

A condition of the outline planning consent for this site required the developer to provide a Sustainable Urban Drainage system for the drainage of the site of which the developer will require to purify. The developer was previously advised to make contact with Scottish Water regarding their requirements.

3.2 East Ayrshire Council’s Roads and Transportation Division following extensive discussions with the applicants agents, have no objection to the proposed development. The following comments have been made in respect of the application.

The drainage of the car park and service yard will require a SUDS system, details of which should be submitted to the Roads Division for consideration.

This has been addressed through a condition attached to the outline planning consent.

The sightline standard for the service yard shall be x=2.5 metres and y=90 metres.

Should the application be approved an appropriate condition can be attached to any grant of planning consent to meet the requirements regarding sightlines.

Further details shall require to be submitted to the Roads and Transportation Division with regard to roads construction consent. These include details of street lighting, junction construction and the formation of traffic lights at Munro Avenue/Bonnyton Road.

Should the application be approved, an appropriate note can be attached to any grant of planning consent referring the developer to East Ayrshire Council's Roads and Transportation Division.

The gradient of the service access road would appear to greatly exceed the maximum 5% for industrial/commercial roads which could be a problem in winter conditions for large vehicles. The construction of the road should therefore incorporate additional grip to ensure that vehicles do not slip on the excessive slope. The applicant should submit details of the access road construction to the Roads Division for approval.

Should the application be approved an appropriate condition can be attached to any grant of planning consent to meet these requirements.

3.3 East Ayrshire Council's Environmental Health and Waste Management Division have no objection in principle to the development. As the site has a history of heavy industrial usage over a lengthy period of time the potential for soil contamination cannot be ruled out. Although the nature and type of the proposed development (i.e. the site area being covered by car parking surfaces and large building footprint) creates a barrier to any contact with contaminants in the ground, we would recommend that a site investigation should be carried out to identify the types and levels of contamination present on/under the site, subsurface tanks or structures associated with the sites previous usage and the potential for harm to key receptors (including groundwater).

It has also been noted that the former railway sheds are of Corrugated Asbestos sheet construction; accordingly any demolition of these buildings would require to be undertaken with due regard to asbestos disposal regulations.

The filling station will be directly across the road from the existing old Hunslet Barclay building, part of which is scheduled for conversion into flats. There is a potential impact if the petrol filling station introduces a 24 hour opening operation.

It would be helpful if it could be possible to attach consent conditions to ensure that no dust or noise nuisance is created by site works.

The above requirements of Environmental Health have been addressed by conditions attached to the outline planning consent which require to be purified before development commences on site. Anyone buying a flat within the former old Hunslet Barclay building will be aware that a petrol filling station is opposite the building.

3.4 East Ayrshire Council's Trading Standards have no objection to the proposed development provided that full details of the petrol station and LPG tank enclosure are submitted to them for comment.

Noted. Should the application be approved a note in respect of the above could be attached to any grant of planning consent.

3.5 Transco, Scottish Power and the Coal Authority have no adverse comments to make regarding the proposed development.

Noted.

3.6 The Scottish Environment Protection Agency have no objection in principle to the proposed development provided;

(i) The Petrol Station Forecourt must be constructed from impermeable material, to prevent any spillages infiltrating the underlying soils and will require authorisation in terms of the Environmental Protection Regulations 1996.

(ii) The previous use of the site as a railway yard may have resulted in land contamination although no details have been received relating to the site history or its condition. SEPA expects that a risk assessment be undertaken (as described in the recently revised PAN 33) which should consider whether or not contaminants are entering or are likely to enter controlled waters and at what concentration.

(iii) It should be noted that, taking into account potential ground contamination arising from historic activities at the site, SUDS must not be used for construction phase drainage.

The requirements of SEPA have been addressed by conditions attached to the outline planning consent.

3.7 Bonnyton Community Council and Kilmarnock Disability Forum have not responded to their consultation letter at the time of writing this report.

Noted.

3.8 East Ayrshire Council's Outdoor Services Division has no objection to the proposals subject to an appropriate landscaping and maintenance scheme being submitted for approval.

Noted. Should the application be approved an appropriate condition can be attached to any grant of planning consent to meet this requirement.

4. REPRESENTATIONS

4.1 No representations have been received in relation to the proposed development.

5. ASSESSMENT AGAINST DEVELOPMENT PLAN

5.1 Sections 25 and 37(2) of the Town and Country (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 Kilmarnock Local Plan 1986.

5.2 The principle of a superstore was previously assessed against the retailing policies of both the Adopted Kilmarnock Plan and Ayrshire Structure Plan and as the principle of a superstore has been established on this site with the approval of outline planning consent 01/0560/OL it is not required to assess this present application against the general retail policies with regard to issues of principle.

5.3 For the purposes of assessing the details of this reserved matters application, the Adopted Kilmarnock Local Plan includes general design guidance in terms of Policy 4.9.1 which states that new buildings shall be compatible with the scale and design of adjacent buildings and in particular shall incorporate double-pitched roofs in prominent locations. Materials shall be compatible with the existing and adjacent buildings and shall be appropriate to the location.

It is considered that the proposed development complies with the above policy as the development is of a high quality design and finish and will enhance the local area.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the application are the East Ayrshire Local Plan Finalised Version with Modifications (EALP), the site's planning history and the consultation replies detailed in Section 3 of the report.

6.2 The Adopted Local Plan is considerably out of date and therefore it is considered appropriate that greater weight should be attached to more recent expressions of policy. The Council has agreed that the EALP should be considered as the prime material consideration.

East Ayrshire Local Plan (Finalised Version with Modifications)

6.3 The principle of a superstore was assessed against the retailing policies of the EALP and as the principle of a superstore has been established on this site (outline planning consent No. 01/0560/OL) it is not required to assess the present application against the retail policies with regard to the principle of a superstore.

6.4 For the purposes of assessing the details of this reserved matters application, the relevant policies of the EALP are RTC5 (vi), ENV7 and ENV8 (v) and (vi) of the EALP.

6.5 Policy RTC5 (v) ensures the quality of the design and finish of retail development and its contribution to the environmental quality, character and amenity of the area.

It is considered that the superstore is of a high quality and finish, with the use of natural stone and other quality materials. The development will enhance the environmental quality of the area bringing substantial visual improvement to a previously largely derelict site.

6.6 Policy ENV 7 expects all developers to fully comply with the Council's Design Guidance document. The Design Guidance requires that all development is based on good design practice and incorporates sensitive design features in keeping with good design principles. In this way the quality of life for residents and future developments can be greatly enhanced and improved. Design of the built environment can affect the overall perception of an area formed by both its inhabitants and visitors.

The proposed superstore building is of a high quality design and finish in itself and together with the landscaping proposed around the perimeter of the site, along the pedestrian walkways and the boundary treatment along West Langlands Street. This development embodies the principles of the Design Guidance by providing a quality of development in keeping with good design principles which will improve the quality of the surrounding environment and provide opportunities to improve the quality of life for the residents of East Ayrshire.

6.7 Policy ENV8 (v) encourages developers in formulating their development proposals to ensure that designs are architecturally innovative and sensitive to the character of the area in which they are proposed; and developments are landscaped to reflect and compliment their surroundings.

See response to 6.6.

Planning History of the Site

6.8 01/0560/FL: Outline planning consent was approved on 25 October 2002 for the erection of an 85,000 sq. ft. food superstore (7,897 sq. metres), petrol filling station and flatted residential development with heritage centre. Conditions re floorspace and means of access were altered on 11 February 2003.

This reserved matters application is in accordance with the outline consent as revised by the application to alter conditions.

6.9 02/0970/FL: Proposed Formation of Surfaced Car Park Service Yard (Part) and Associated Works.

This development will provide part of a service yard for the superstore and provide car parking for adjacent uses.

6.10 02/0909/FL: Proposed Surfaced Car with Associated Means of Access and Ancillary Works and Facilities have been submitted.

This development will provide car parking facilities for the adjacent Hunslet Barclay use.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. The Section 75 Legal Agreement which is associated with the outline planning consent (01/0560/OL) for the superstore is unaffected by this present application.

8. CONCLUSIONS

8.1 As indicated in Section 5 of the report, the application is in accordance with the development plan. Therefore given the terms of Sections 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 indicated in Section 6 of this report, there are material considerations relevant to the determination of this application and they are supportive of the application.

8.2 The proposal is considered to be consistent with the policies of the EALP in terms of the design and layout of the proposed development. The development is compatible with the surrounding area and will help to enhance the environmental quality of the area. The design and materials of the proposed development and the landscaping of the site along West Langlands Street are considered to be of high quality.

9. RECOMMENDATION

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

CONTRARY DECISION NOTICE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application will not require to be referred to the Development Services Committee as there would be no significant breach of Council policy.

Alan Neish
Head of Planning and Building Control

12 February 2003

(SMcA/MS)

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Notices/Certificates.
3. Consultation Responses.
4. Adopted Kilmarnock Local Plan.
5. Approved Ayrshire Joint Structure Plan.
6. Approved Strathclyde Structure Plan.
7. East Ayrshire Local Plan Finalised Version with Modifications.
8. Planning Application Nos: 01/0560/OL
02/0970/FL
02/0969/FL

Anyone wishing to inspect the above papers please contact Stuart McAdam on 01563 576770.

Implementation Officer: Dave Morris

TP 24

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

02/0967/RM

Site of Proposal:	West Langlands Street KILMARNOCK
Nature of Proposal:	Proposed erection of 7897 sq m Food superstore and Petrol Filling and Associated Works
Name & Address of Applicant:	Wm Morrison Supermarkets plc Hilmore House Thornton Road BRADFORD BD8 9AX
Name & Address of Agent:	Smith Design Associates 16 Lymedoch Crescent GLASGOW G3 6EQ

DPOs Reference: PC/SMcA/SA

The above RESERVED MATTERS application should be granted subject to the following conditions:

(1) The proposed development shall be carried out in accordance with the application form and plans submitted on 27 November 2002 and amended plans received by the Planning Authority on 21, 24, 31 January and 3 February 2003.

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

(2) Notwithstanding the plans hereby approved details of all external materials relating to the superstore and petrol filling station and car wash shall be submitted to

and approved by the Planning Authority before development commences on site. The details shall thereafter be implemented on site as approved.

REASON In the interests of visual amenity.

(3) Notwithstanding the approved plans, details of the materials of all external ground surfaces within the development site shall be submitted to and approved by the Planning Authority, before development commences on site and implemented on site according to the details as approved.

REASON In the interests of visual amenity.

(4) A scheme showing the provision to be made for the disposal of refuse from the superstore and petrol filling station shall be submitted to and approved by the Planning Authority, before development commences on site and thereafter implemented on site according to the approved details.

REASON In the interests of visual amenity.

(5) Details of the following items shall be submitted to and approved by the Planning Authority before development commences on site and thereafter implemented on site according to the approved details.

- (a) Light fittings and directional signage within the car parking area
- (b) Bollards, cycle racks
- (c) The design and appearance of any mechanism to restrict traffic outwith retailing hours
- (d) The recycle bay and associated screening

REASON In the interests of visual amenity.

(6) No storage of goods or other materials shall take place in the service yard.

REASON In the interests of road safety.

(7) No customer car parking shall take place in the service yard.

REASON In the interests of road safety.

(8) Any loading or unloading of vehicles which may be required in connection with deliveries to the superstore shall take place within the curtilage of the service yard.

REASON In the interests of road safety.

(9) The developer of this site shall ensure that, during the development phase, adequate and continuing measures are taken to ensure that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction and other vehicles.

REASON In the interests of road safety.

(10) Notwithstanding the submitted plans, the car parking spaces identified for disabled users and “mother and child” bays as shown on the approved plans shall be delineated prior to the opening of the superstore.

REASON To ensure that adequate parking facilities exist for all members of the public.

(11) Notwithstanding the approved plans, the footway on the eastern side of the access from West Langland Street into the site shall be extended round to join the new pedestrian access to the west of the car wash facility (Drawing AL(0)04). Details of the finished ground surface materials shall be submitted to and approved by the Planning Authority prior to commencement of the development and both footways shall be constructed, as approved, on site prior to the opening of the superstore.

REASON In the interests of road safety.

(12) A landscaping scheme including the treatment of the boundary of the site/areas for public open space shall be submitted to and approved by the Planning Authority prior to commencement of any development and shall be implemented not later than the next appropriate planting season after the development has been carried out. The scheme shall include details of the provision to be made for the maintenance of soft and hard landscaped area. The scheme once implemented shall be maintained thereafter in accordance with the approved details.

REASON To ensure that adequate provision of public open space is provided, to an adequate standard.

(13) Notwithstanding the plans hereby approved, samples of the signage at the disabled persons car parking bays shall be submitted to and approved by the Planning Authority prior to commencement of development and shall be provided prior to the opening of the superstore.

REASON In the interests of visual amenity.

(14) Details of the opening hours of the Petrol Filling Station and Car Wash Facility shall be submitted to and approved by the Planning Authority prior to the opening of the facility.

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

(15) Notwithstanding any submitted plans the siting and screening of the proposed LPG Tank enclosure shall be the subject of further details to be agreed in writing with the Planning Authority prior to the commencement of development.

REASON In the interest of visual amenity.

(16) Notwithstanding the plans hereby approved details of the design and construction of all fences and walls to be erected on the site, including boundary feature treatment to delineate the pavement from the landscaped area around the Petrol Filling Station at West Langlands Street, shall be submitted to and approved by the Planning Authority before any development commences on site. The fences/walls shall be erected, as approved, prior to opening of the superstore.

REASON To allow the Planning Authority to control the design and construction of such features in the interests of visual amenity.

(17) Notwithstanding the plans hereby approved, details of the design and construction of the electricity sub-station within the application site shall be submitted to and approved by the Planning Authority before any development commences on site.

REASON To allow the Planning Authority to control the design and construction of the sub-station in the interests of visual amenity.

(18) Notwithstanding the plans hereby approved, the weep holes in the wall at West Langland Street/Bonnyton Road to discharge water into the public road (indicated on Drawing AL(9)09) are not approved. An alternative design for the discharge of water at this boundary shall be submitted to and approved by the Planning Authority before development commences on site. The boundary wall shall be completed in accordance with the approved details prior to the opening of the superstore.

REASON In the interests of road safety and visual amenity.

(19) The advertisements shown on the plans are not hereby approved, and a further separate application for Consent to Display an Advertisement shall be submitted to the Planning Authority.

REASON To ensure that the Planning Authority can retain control over the development of the site in the interest of visual amenity.

(20) The service access road shall incorporate measures providing additional grip to ensure vehicles do not slip on the proposed gradient. Details of these measures shall be submitted to and approved by the Planning Authority prior to commencement of works and shall be implemented prior to use of the service access road.

REASON In the interests of road safety and taking account of the proposed gradient.

(21) The sightlines for access, to the service yard at Bonnyton Road shall be $x = 2.5$ metres and $y = 90$ metres. No obstructions greater than 1 metre in height shall be permitted within these sightlines.

REASON In the interests of Road Safety.

Note to Applicant:

- (1) Any works on existing footways shall conform to the requirements of East Ayrshire Council's Roads and Transportation Division and it is recommended that the applicant makes early contact with the Council's Roads and Transportation Division.
- (2) The applicant is advised to contact East Ayrshire Council's Roads and Transportation Division prior to commencement of works to discuss the road construction consent and other details.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S
PLANNING OFFICE IN KILMARNOCK. FOR INFORMATION ON
VIEWING PLEASE CONTACT (01563) 576790.**