

EAST AYRSHIRE COUNCIL

CENTRAL LOCAL PLANNING COMMITTEE: 21 MARCH 2003

**02/0939/OL: PROPOSED HOTEL AND RETAIL DEVELOPMENT
INCORPORATING EXISTING FAÇADE
AT 6-14 JOHN FINNIE STREET, KILMARNOCK
BY KLIN HOLDINGS LTD**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Outline planning permission is sought for a hotel and retail development involving the retention of the existing façade and a free standing building to be sited behind the façade. The application is in outline and indicative plans have been submitted. The applicant is specifically seeking permission in principle for the hotel and retail use in addition to agreement relative to the concept of a 'stand alone' building behind the retained existing sandstone façade. The indicative plans show a basement retail unit of some 546 m² facing onto Strand Street and a hotel on the ground floor with four floors of bedrooms above. The indicative plans show a building to be erected within the site of modern design constructed from metal frame with glass and metal cladding. The upper floors would project above the existing front sandstone elevation in an angular design with a top floor balcony arrangement albeit recessed from the front elevation but with a metal overhang. The rear elevation would be of modern appearance formed from a stepped effect with large areas of glazing.

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 at Section 5 of the report the application is in accordance with the Adopted Local Plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

3.2 The proposal is in compliance with the policies of the EALP. The site is identified as a Development Opportunity Site and the commercial/retail proposals

will benefit the town of Kilmarnock. The site is presently a blight on the John Finnie Street and Bank Street Outstanding Conservation Area and the surrounding listed buildings and has been lying vacant for many years. It is considered that the redevelopment of this site would boost the character and amenity of John Finnie Street which is integral to the overall town of Kilmarnock.

3.3 Owing to the listed status of the sandstone façade and the location of the site within the Outstanding Conservation Area it is imperative that the design and overall standard of development is appropriate and will make an overall positive contribution to the surrounding area. The indicative plans show the retention of the façade with construction of a new modern building behind. However further design work is required to ensure that the existing façade and new build are integrated so the final proposals are suitable and complementary in design terms to the surrounding listed buildings and Outstanding Conservation Area. This would be ensured through further detailed planning and listed building applications.

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control and that decision is based on the principle of the development, then the application will require to be referred to the Development Services Committee as there would in these specific circumstances be a 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.

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Report by Head of Planning and Building Control

1. PURPOSE OF REPORT

1.1 The purpose of this report is to present for determination an outline planning application which is to be considered by the Local Planning Committee under the scheme of delegation because it is an application of area significance which accords with policies of the East Ayrshire Local Plan Finalised Version with Modifications.

2. APPLICATION DETAILS

2.1 **Site Description:** The application relates to the existing gap site at 6-14 John Finnie Street, Kilmarnock, which extends to some 675 square metres in area. The site is of fairly regular shape and currently comprises the 'B' listed red sandstone façade which is the only remaining feature of the original opera house. The site is located within the John Finnie Street and Bank Street Outstanding Conservation Area and is otherwise a derelict site following a major fire many years ago.

2.2 **Proposed Development:** Outline planning permission is sought for a hotel and retail development involving the retention of the existing façade and a free standing building to be sited behind the façade. The application is in outline and indicative plans have been submitted. The applicant is specifically seeking permission in principle for the hotel and retail use in addition to agreement relative to the concept of a 'stand alone' building behind the retained existing sandstone façade. The indicative plans show a basement retail unit of some 546 m² facing onto Strand Street and a hotel on the ground floor with four floors of bedrooms above. The indicative plans show a building to be erected within the site of modern design constructed from metal frame with glass and metal cladding. The upper floors would project above the existing front sandstone elevation in an angular design with a top floor balcony arrangement albeit recessed from the front elevation but with a metal overhang. The rear elevation

would be of modern appearance formed from a stepped effect with large areas of glazing.

3. CONSULTATIONS AND ISSUES RAISED

3.1 Transco, Bonnyton Community Council and the Coal Authority have no objections regarding the proposed development.

3.2 East Ayrshire Council Roads and Transportation Division have no objections to make regarding the proposed development. They have commented that the development does not include any provision for parking, contrary to the requirements of the Roads Development Guide. A provision of 1 space per 2.5 beds and 1 space per 3 members of staff is the standard indicated. They consider that unless this is provided, the viability of the hotel may be affected unless an alternative strategy is promoted. A part of the new building extends over Strand Street, the vertical clearance of such should be specified to ensure that it is not likely to be struck by tall vehicles.

Although the Roads Division have recommended that the proposed development provides car parking facilities, due to the location of the site within the town centre and the presence of other car parks in the immediate area, this is a preference and not a requirement of the Roads Division.

3.3 West of Scotland Archaeology Service advise that owing to the location of the site close to the medieval core of historic Kilmarnock, there is the potential that significant archaeological remains may extend into the application site. They would strongly recommend that the Council require that the applicant submit an archaeological evaluation by trial trenching prior to the determination of the application as set out in NPPG5 and PAN42. If not possible it is recommended that a condition be incorporated to require an evaluation and recording of any findings prior to work commencing on site.

It is recommended that an appropriate condition is attached to any grant of planning permission to meet the requirements of West of Scotland Archaeology Service.

3.4 East Ayrshire Council's Legal Services have advised that they have been working with Committee approval on alternative proposals with Communities Scotland and Cunninghame Housing Association. Whilst there is no direct Council ownership interest on the site, there are charging orders in place in respect of demolition costs of the former Opera building. The Council has ownership interests in neighbouring buildings and it is therefore appropriate to consider entering into a Section 75 Agreement which would as far as possible in planning terms, secure the wider development of the area.

Previous discussions to develop this site involved all buildings on John Finnie Street from West George Street to Dunlop Street although that scheme has not progressed. Notwithstanding this, Members are asked to consider only the application before them and determine it on its individual merits.

3.5 East Ayrshire Council's Department of Homes and Technical Services have reiterated the advice of Legal Services detailed in paragraph 3.4 above and have further stated that the proposed development will introduce the need for associated parking. The general area of John Finnie Street currently poses significant parking problems and the proposed development will serve to exacerbate this situation.

The site lies within the designated town centre where alternative car parking facilities exist such as on-street or in designated car parks. In addition, it is appropriate to balance the requirements for limited car parking provision against the benefit of developing a vacant site that has been an eyesore to the main commercial area of Kilmarnock for many years within an Outstanding Conservation Area and accommodating many listed buildings.

3.6 Scottish Water have advised 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. Non-objection by Scottish Water to this outline planning application must not be inferred as guaranteeing automatic permission to connect to the public sewer. The applicant must make separate application for permission to connect to the public sewerage system at the appropriate time. Scottish Water may refuse permission to connect, or grant permission to connect, subject to such conditions as they think fit.

Noted. Should Members choose to grant planning permission an appropriate advisory note can be attached to any grant of planning consent advising the applicant to make early contact with Scottish Water.

3.7 The Architectural Heritage Society for Scotland (AHSS) advise that they find this proposal an interesting and commendable project, but there are a few aspects on which they have some concerns. They accept the design solution of having the façade free standing above ground level, but think there is a possibility that the nine bays will appear empty voids because of the distance between them and the new building. They have seen similar solutions to façade retention where the new building has been positioned much closer to it. They do

not think the whole façade should be brought closer but perhaps the first and second floors could be advanced by 50 per cent.

They are pleased to see that the planed roof 'overhang', now becoming something of a cliché, reads most like an appropriate cornice in the cross section drawing than it does in the more exaggerated version of the sketch impression of the view from John Finnie Street.

The applicant has submitted indicative plans of how the site could be developed, as the application is in outline only. They are seeking permission for the principle of façade retention and the construction of a new building behind the façade. It is considered that façade retention and a new build is acceptable, however, how the new building is to be linked to the existing façade and its design and height will be critical to its overall impact and integration with the Outstanding Conservation Area. The comments of the amenity bodies and Historic Scotland are noted and should be taken into account within the final design proposals for the site. Conditions can be attached to any grant of outline planning consent to advise the applicant how the new build could be accommodated on site in terms of form, layout and design.

3.8 The Scottish Civic Trust advise that they welcome the proposed scheme to re-use this façade with the floors above set back from the façade itself and wish to encourage the scheme in principle. They welcome the sketch design in principle although recommend that the window treatment behind the windows of the first floor of the original building be re-visited as their pattern would detract from the strength, rhythm and articulation of the original openings.

However, whilst generally supporting the application in principle they emphasise that it cannot be fully supported. This is due to the fact that the application is for alterations to a Listed Building but is only in outline. The Trust would point out that Listed Building Consent cannot, strictly speaking, be granted in outline. In considering applications that involve a listed building the Planning (Listed Buildings and Conservation Areas)(Scotland) Act imposes a duty, in Section 59 on the decision making process, to ensure that full consideration towards protecting the building is given, regardless of the nature of the application. This was confirmed by Scottish Ministers in a decision at Public Local Inquiry in 1999 regarding a major development application in Edinburgh.

We would therefore recommend that the applicant submit applications for full planning permission and Listed Building Consent as soon as possible to ensure that this application to re-use this façade can be fully examined and the correct permissions granted.

See response to 3.7 above. The Memorandum of Guidance on Listed Buildings and Conservation Areas encourages detailed listed building applications to be submitted however it does not prevent outline planning applications being considered as in this case. The submission of an outline planning application allows general principles to be agreed and it does not prejudice detailed consideration, by means of the appropriate listed building and detailed planning applications, of the final scheme in terms of impact on the listed building and integration within the Outstanding Conservation Area. This Outline application allows guidance to be given through discussion with the developer, the consultation comments and the use of conditions so that he is guided towards general principles concerning how the new building and existing façade could be integrated within the site and within the Outstanding Conservation Area. An Outline Consent would also offer greater comfort in terms of putting together a development package.

3.9 Historic Scotland advise they are naturally pleased to see a proposal to re-use this building, the dereliction of which has had an adverse effect on the quality of the town centre for some years now.

Despite their keen desire to see this building re-used there are grave concerns about the proposal as submitted. It is noted that the building is intended to be used for a mix of hotel and retail use.

With regard to design, the Inspectorate is not opposed to the principle of building a façade behind a façade as this has already been agreed in earlier discussions with Cunninghame Housing Association who proposed something similar for a block of social housing. However, a key principle of this previous scheme was that the roofline would be reinstated to something akin to the original shown in old photographs. This is particularly important in terms of the way the restored building will relate to the other historic buildings on the east side of John Finnie Street which largely retain their original roof profiles, and the effect of the new roof on views from the railway station.

Although there has not been sight of any costings relating to this project, initial reaction to the proposals is that this scheme represents an over-development of the site. Although the 'set-back-penthouse-floor' solution has proved to be visually successful in many cases, it is felt that this does not work well on this building in this particular location. The overall scale of the development is clear from the cross-section and other drawings which demonstrate that the upper two floors of the proposal are likely to be a dominant element in the streetscape of John Finnie Street.

In addition to this former opera house being listed, the street is rightfully designated a conservation area as it is probably the best 19th century commercial street in Scotland outside of central Glasgow.

At this early stage I would recommend that the proposal is reduced by a storey and that the floor below (3rd floor) is contained within a roof profile that reflects that of the original roof. They required that drawings at a minimum scale of 1:50 should be supplied specifying the repairs to the historic façade and showing how any alterations necessary for the conversion will be incorporated.

See response to 3.7 above. The Memorandum of Guidance on Listed Buildings and Conservation Areas encourages detailed listed building applications to be submitted however it does not prevent outline planning applications being considered as in this case. The submission of an outline planning application allows general principles to be agreed and it does not prejudice detailed consideration, by means of the appropriate listed building and detailed planning applications, of the final scheme in terms of impact on the listed building and integration within the Outstanding Conservation Area. This Outline application allows guidance to be given through discussion with the developer, the consultation comments and the use of conditions so that he is guided towards general principles concerning how the new building and existing façade could be integrated within the site and within the Outstanding Conservation Area. An Outline Consent would also offer greater comfort in terms of putting together a development package.

4. REPRESENTATIONS

4.1 No representations have been received regarding the proposed development.

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 Kilmarnock Local Plan (1985). The Adopted Local Plan was prepared within the context of the then emerging Strathclyde Structure Plan.

5.2 Notwithstanding the age of the Adopted Local Plan, the proposal would fall to be considered against this document and its associated Policies. Policy 4.5.4

is relevant and supports the proposed hotel within the urban area of Kilmarnock providing it will not detract from the residential amenity of any nearby dwellings.

The application site lies in the town centre of Kilmarnock within a mixed use commercial and residential area. It is not considered that the use of the site as a hotel would adversely affect the amenity of nearby residential properties.

5.3 Policy 4.3.1 encourages the provision of further retail floorspace in the Kilmarnock Town Centre.

The proposed development complies with the above policy.

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), Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas and the consultation responses detailed in Section 3 of the report.

East Ayrshire Local Plan, Finalised Version with Modifications

6.2 The Adopted Kilmarnock Local Plan is considerably out-of-date and it is therefore appropriate that greater weight should be attached to more recent expressions of Policy. The Council has agreed that the EALP should be considered as a prime material consideration. The site is identified as a Development Opportunity site where the Council will support and encourage retail/commercial development. Policies RTC1, RTC2, RTC3, TLR1, TLR3, TLR4, ENV1, ENV2, ENV4 and ENV7, are all relevant.

6.3 Policies RTC1, RTC2 and RTC3 direct retail development towards the existing town centre. The proposed retail development complies with the above policies.

Whilst the hotel proposal is not included within Schedule 5 of EALP, it is not considered that this use would be inappropriate. It would diversify the use made of Kilmarnock town centre whilst contributing to the regeneration of a prominent area of Kilmarnock within the Outstanding Conservation Area. NPPG8 "Town Centres and Retailing", promotes the diversification of town centre uses as a means to sustaining activity in such areas. Provided retailing remains the core function, other leisure and tourism related developments can add to the viability and vitality of town centres. The application is consistent with NPPG8.

6.4 The hotel use also requires to be assessed against the provisions of Policies TLR1, TLR3 and TLR4. TLR1 promotes sustainable tourism within East Ayrshire. Policy TLR4 directs all new tourist accommodation to existing settlements and Policy TLR3 creates a presumption in favour of tourist related development with encouragement wherever possible to the re-use of existing buildings provided it meets the following criteria:

- (i) the use and any associated structures shall not be visually or environmentally intrusive and of a nature and scale compatible with surrounding land uses and not detrimental to the character and amenity of the area;
- (ii) there is no adverse impact on recognised built heritage resources requiring conservation;
- (iii) the proposal can be fully justified in terms of infrastructure, provision of services, access and car parking provision;
- (iv) the proposal complies with Policy TLR4 which directs new hotel accommodation to within existing settlements.

It is considered that the proposed development subject to certain conditions, complies with these policies. The site is centrally located within Kilmarnock close to public transport roads and car parks. It will result in the re-use and rehabilitation of a derelict site which currently occupies a prime site within the John Finnie Street Outstanding Conservation Area and which incorporates a listed façade.

6.5 Policies ENV1, ENV2, ENV4 and ENV7 all relate to redevelopment within the Outstanding Conservation Area and seek to protect, preserve and enhance Listed Building and Conservation Areas whilst actively encouraging retention, restoration and re-use of Listed Buildings. The Policies also seek to ensure that all development within or affecting a Conservation Area is sympathetic to the area or building in terms of layout, size, scale, design, siting, materials and finish. Proposals should have regard to the architectural and historic qualities of the area.

The proposal is in outline and it should be noted that the only part of the original building that remains on site is the retained façade. The proposal follows an increasingly popular concept of retaining the façade and building behind it with a more modern structure. It is a design technique used particularly in Glasgow. The proposal is in outline and so specific design matters would be held over until a later stage. Whilst the indicative plans show a modern building with

a glazed, clad planed roof arrangement, these will not form part of the current approval and further work will be required on the design and integration of the new build with the existing façade.

6.6 Policy ENV7 states that the proposal must comply with the Council's Design Guidance where all works must reflect the overall design and appearance of the area (Listed Building) and proposals shall seek to preserve, enhance or incorporate features which contribute positively to the character and appearance of the building/area. Where development of gap or infill sites within Conservation Areas is proposed the design of the development will require to be of the highest standard. A modern design which integrates well into the street setting can add contrast and character to the Conservation Area. Appropriate, sensitive and innovative designs will be considered on their own merits as long as the proposals are considered to be suitable and complementary in design terms to surroundings buildings. The proposed new build should reflect the character of adjoining buildings in terms of building line, height, massing, scale, choice of materials, colour, fenestration and solid/void proportions. The height of surrounding buildings and impact of the proposal on the skyline should be taken into account.

The applicant has submitted indicative plans showing a modern free standing building behind the existing façade. Whilst the principle of retaining the existing façade and the construction of new build behind is acceptable, further design work is required to integrate the new build with the existing façade so they are not viewed as two separate entities. There is no objection in principle to the use of a modern solution to the new build however it is essential in design and height that it integrates into one of the finest 19th Century Victorian streets in Scotland. An appropriate and sensitive design solution is required to the new build.

Memorandum of Guidance on Listed Buildings and Conservation Areas

6.7 The Memorandum of Guidance on Listed Buildings and Conservation Areas is published by Historic Scotland and aims to protect existing listed buildings and conservation areas and provide guidance for new development. This document states that new uses for old buildings may often be the key to their continued survival. Where buildings are to be redeveloped behind the façade, the Memorandum states that detailed consideration will be required as to the best way to ensure that new work complements what remains of the original building and in this connection, a development brief may be useful.

Noted. The existing façade is all that remains of the previous building following a serious fire many years ago. It is therefore considered that there are no objections to the redevelopment behind the façade although it is critical that any scheme is appropriately designed to complement the adjoining listed buildings and the Outstanding Conservation Area. Whilst such matters will be considered in detail at the reserved matters stage, it would be appropriate should Members choose to grant outline planning permission to incorporate conditions providing guidance as to the Council's expectations at such time.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are charging orders in place relating to demolition costs incurred by the Council when rendering safe the severely fire damaged former opera house building. Whilst there is currently a varied ownership of the site, it is probable that any consent issued in respect of this application will advance single ownership and subsequent reimbursement to the Council of demolition costs.

8. CONCLUSIONS

8.1 As indicated at Section 5 of the report the application is in accordance with the Adopted Local Plan. Therefore given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 the application should be approved unless material considerations indicate otherwise.

8.2 The proposal is in compliance with the policies of the EALP. The site is identified as a Development Opportunity Site and the commercial/retail proposals will benefit the town of Kilmarnock. The site is presently a blight on the John Finnie Street and Bank Street Outstanding Conservation Area and the surrounding listed buildings and has been lying vacant for many years. It is considered that the redevelopment of this site would boost the character and amenity of John Finnie Street which is integral to the overall town of Kilmarnock.

8.3 Owing to the listed status of the sandstone façade and the location of the site within the Outstanding Conservation Area it is imperative that the design and overall standard of development is appropriate and will make an overall positive contribution to the surrounding area. The indicative plans show the retention of the façade with construction of a new modern building behind. However further design work is required to ensure that the existing façade and new build are integrated so the final proposals are suitable and complementary in design terms to the surrounding listed buildings and Outstanding Conservation Area. This would be ensured through further detailed planning and listed building applications.

9. RECOMMENDATION

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

CONTRARY DECISION NOTE

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control and that decision is based on the principle of the development, then the application will require to be referred to the Development Services Committee as there would in these specific circumstances be a significant breach of Council policy.

Alan Neish
Head of Planning and Building Control

12 March 2003
(FMF/MMM)

FV/DVM

LIST OF BACKGROUND PAPERS

1. Application Form and Plans.
2. Statutory Consultations
3. Statutory Notices/Certificates.
4. Approved Strathclyde Structure Plan.
5. Adopted Kilmarnock Local Plan.
6. East Ayrshire Local Plan Finalised Version with Modifications.
7. Approved Ayrshire Joint Structure Plan.
8. NPPG8 "Town Centres and Retailing".

Anyone wishing to inspect the above papers please contact Fiona Finlay on 01563 576768.

Implementation Officer: Dave Morris

0209390L

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

02/0939/OL

Site of Proposal: 6-14 John Finnie Street
KILMARNOCK

Nature of Proposal: Proposed Hotel and Retail Development
Incorporating Existing Facade

Name & Address of Applicant: Klin Holdings Ltd
27 John Finnie Street
KILMARNOCK
KA1 1BL

Name & Address of Agent:

DPOs Reference: FMF/MMM

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

1. The proposed development shall be carried out in accordance with the application form received 28 November 2002, the letter from Klin Homes dated 06 March 2003 and the amended plans received 06 March 2003.

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

2. Before any development commences on the site, the further approval of the Planning Authority shall be obtained in respect of the under mentioned matters hereby reserved.

- (a) The layout of the site;
- (b) The size, height, design and external appearance of the proposed buildings.
- (c) The means of drainage and sewage disposal;
- (d) Details of the access arrangements;
- (e) The provision for car parking;
- (f) The boundary walls/fences to be erected;
- (g) Existing and finished site levels/floor levels.

REASON The approval is in outline only.

3. The indicative layout and elevational plans submitted along with the application are for information purposes only and shall not be treated as forming part of the issued planning permission.

REASON The approval is in outline only.

4. Details to be submitted under Condition 2 above shall present a development of the highest standard in terms of design. They shall reflect the character of the existing sandstone façade within the site and the character of adjoining buildings and shall provide an innovative design which integrates well into the street setting, in terms of height, scale, choice of materials and colour, and shall provide both a functional and physical link between the new building and existing façade. The height of the proposed building shall further take into account and be compatible with the height of surrounding buildings, the configuration of adjoining roof surfaces and the impact of the proposal on the skyline in addition to its impact on the John Finnie Street and Bank Street Outstanding Conservation Area in particular when viewed from Kilmarnock Railway Station.

REASON To ensure that the development does not conflict with its surroundings in the interests of the visual amenity and character and appearance of the Outstanding Conservation Area.

5. Details to be submitted under Conditions 2 and 4 above shall include plans to a minimum scale of 1:50 indicating the repairs to the retained façade and design details of the integration between the existing façade and the new build.

REASON To ensure that any alterations are in keeping with the listed façade and the Outstanding Conservation Area.

6. No development shall take place within the application site as outlined in red on the approved site plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the application site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

REASON In order to preserve archaeological remains that could be present within the application site.

7. Details to be submitted under Condition 2 shall confirm that in respect of any new build which extends over Strand Street, the available vertical clearance takes into account the servicing of the area by tall vehicles.

REASON In the interests of road safety.

Notes:

1. The applicant is strongly advised to note the attached consultation responses from Scottish Water and Transco. Early contact is recommended with each body by the developer.
2. The applicant is strongly advised to note that this permission does not include permission for Listed Building Consent. The applicant shall be required to obtain Listed Building Consent prior to any works commencing on site.
3. The applicant shall satisfy himself as to the suitability of the site for construction purposes, prior to the commencement of development on site.
4. A copy of the informal list of archaeological contractors is attached which has been forwarded from the West of Scotland Archaeology Service. The applicant is strongly advised to note same further to the terms of Condition 4 above.
5. The applicant shall make early contact with Scottish Water, 35 Glenburn Road, Prestwick, KA9 2NS, regarding connecting to the public sewerage system.

**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.**