

## **EAST AYRSHIRE COUNCIL**

**DEVELOPMENT SERVICES COMMITTEE: 15 MARCH 2000**

**00/0030/FL: PROPOSED RETAIL MOTOR SHOWROOM FACILITIES WITH ASSOCIATED WORKSHOP, OFFICES, EXTERNAL CAR DISPLAY AREAS, PARKING, AREA FOR FUTURE MOTOR SHOWROOM FACILITY, ACCESS AND GROUND WORKS IN RELATION TO FORMATION OF DRY POND ATTENUATION AREA AT QUEENS DRIVE, KILMARNOCK BY REG VARDY 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 full planning application which is to be considered by the Development Services Committee under the scheme of delegation, because the proposed development relates to land partly in Council ownership, the application is contrary to the Adopted Kilmarnock Local Plan (although in accordance with the Finalised East Ayrshire Local Plan) and will require to be notified to the Scottish Ministers.

#### **2. APPLICATION DETAILS**

2.1 **Site Description:** The application site extends to 6.68 hectares and comprises a regular shaped area of land to the east of Queens Drive. The overall site is bounded to the north and east by the River Irvine, to the west by Queen's Drive and to the south by the Strathford car showroom, Kilmarnock Rugby Club and the new premises for Glenfield Bowling Club which are presently under construction. The north-western corner of the application site accommodates the existing Glenfield and Kennedy Bowling Club and the area of land to the rear comprises former playing fields which are no longer in use. The land is in a vacant and overgrown condition.

2.2 **Proposed Development:** This is a full planning application for a retail motor showroom on the western area of the total application site which currently accommodates the Bowling Club extending to 1.4 hectares. It is intended to locate a building centrally within the site of footprint 1,116 square metres of an 'L'

shape to accommodate a showroom facing onto Queens Drive and workshop to the rear. The site access is from the road used by Strathford which is served by Victoria Roundabout from Queens Drive. The principal vehicle display area is to the western boundary of Queens Drive which is interspersed with areas of landscaping to soften the impact of the development onto Queens Drive. Customer parking is provided centrally within the site close to the main showroom building. The car wash and valet bays are towards the eastern area of the site. The area reserved for a future motor retail development is located to the northern area bounding to the River Irvine and it extends to some 0.3 hectares. Pedestrian access to the showroom can be obtained from Queens Drive at the north-western corner of the site.

Whilst the motor showroom to be constructed as part of this application comprises a smaller area of the total site, the application site extends significantly to the east in order to allow for groundworks associated with the construction of the showroom. It is the applicants intention to form a dry pond attenuation area to the east at the site boundary with the River Irvine. Material from this area of the application site is to be transported to build-up the area to the front as part of the flood prevention measures. The area of land where the main development is to take place, extends to some 0.5-1.0 metres.

### **3. CONSULTATIONS AND ISSUES RAISED**

3.1 Legal Services have not made any adverse comments in relation to their proposal.

***Noted.***

3.2 Protective Services have no comments or objections to make in respect of the proposed scheme.

***Noted.***

3.3 Leisure (Client Services) have not responded to this proposal at the time of writing this report.

***Noted.***

3.4 Economic Development welcome this development which will compliment the existing business activities at Queens Drive and increase the “drawing power” of the area to bring in potential customers to a new car franchise and will also have a “spin-off” to other retailers in the immediate area and town centre. It is also noted that once operational the project will involve 34 jobs and whilst some will undoubtedly be relocated from the existing Kilmarnock dealership, many will be new and of a high skill level which is also to be welcomed.

3.5 The Piersland Community Council has not responded to their consultation at the time of writing this report.

***Noted.***

3.6 Scottish Power have forwarded a copy of their record plan which shows information regarding underground cable location and liability for damage.

***If members choose to grant consent the information provided by Scottish Power can be forwarded to the applicant and brought to his attention via a note on the decision notice.***

3.7 Transco have also forwarded details confirming the location of their equipment and advise that the developer contact their organisation prior to commencing work on site to discuss measures to protect/divert Transco equipment.

***As above, should members choose to grant consent, an appropriate note bringing this matter to the applicants attention can be attached to the planning consent.***

3.8 The Coal Authority have advised that the land is within the likely zone of influence on the surface from previous workings although movement from these workings should now have ceased. The land is not within the zone of influence from any present underground workings nor it is within a geographical area for which a licence to extract coal has been granted or awaiting determination.

***If members choose to grant consent, an advisory note can be attached to the decision notice.***

3.9 West of Scotland Water has advised that:-

- (i) There is a public sewerage system to which a connection may be made. The developer should satisfy himself, by site investigation if necessary, that relative levels are such as will allow the development to be connected at a reasonable gradient.
- (ii) The developer must make a separate application to West of Scotland Water for permission to connect to the public sewerage system.

- (iii) This application may involve building over an existing public sewer. The developer must contact West of Scotland Water prior to starting work on site in order to discuss whether diversions or protection is required.
- (iv) The development will involve the discharge of trade effluent and is subject to control as defined by Part II of the Sewerage (Scotland) Act 1968. Therefore separate application must be made for permission to discharge trade effluent.
- (v) A totally separate drainage system will be required.
- (vi) This development will involve the provision of sewers which may become vested in West of Scotland Water. The layout and specification of these sewers shall be agreed by West of Scotland Water.
- (vii) Due to the excessive amount of surface water run-off from the site, it may be necessary to provide attenuation within your curtilage.
- (viii) The Scottish Environment Protection Agency's best management practice should be adopted on the surface water drainage system.
- (ix) Contact should be made with the Water Network Section to discuss how the proposed development would obtain a public water supply.

***Noted and if Members choose to grant consent, an appropriate note can be attached to draw these matters to the applicants attention.***

3.10 The Scottish Environment Protection Agency (SEPA) have advised that:-

- (i) there is no objection to the proposal on the understanding that the foul drainage is connected to the public sewer with the applicant suggested to contact West of Scotland Water;
- (ii) Due to the proximity of the river, work should be carried out in accordance with SEPA Guidance leaflets PPG5 and PPG6;
- (iii) It is noted that part of the site is to be raised and if material is to be imported from another site, the applicant should contact the Agency direct regarding their responsibilities in terms of the Waste Management Licensing Regulations 1994;
- (iv) SEPA's Hydrology Department have made comments regarding the flooding of the site which flooded in December 1994 and lies within the historical flood plain of the River Irvine. SEPA have noted that the design proposals would appear to follow the general advice of the submitted Flood Risk Report provided by Dr John Riddell which in itself appears reasonable. SEPA accepts that

providing compensatory storage at an appropriate design level should ensure that there will not be adverse flooding consequences elsewhere. SEPA have however questioned the accuracy of the design return periods although they acknowledge that this may not adversely affect the design as proposed given the nature of flooding across the floodplain and the freeboard incorporated into the design and advise that the flood attenuation scheme (and associated flow pathways and bunding) will require long term maintenance to ensure the design operates as engineered. In conclusion SEPA highlights their belief of the essential need that East Ayrshire Council convene a River Irvine Flood Appraisal Group as recommended by NPPG7 to ensure a general catchment based consensus regarding developments is reached, and which allows other Authorities and relevant organisations input into the catchment Planning Process.

***SEPA's reply is noted in particular point 1 of their response where they do not object. In respect of points 2 and 3, should members choose to grant consent, the applicant can be made aware by virtue of notes on the planning consent with copies of the relevant leaflets forwarded.***

***In respect of point 4, following the comments of SEPA's Hydrologist it is further noted that SEPA have raised no objections. The points raised have been considered by the Roads Division who have advised that the query over the design periods is not relevant in this instance as the proposed development does not affect the area of flood storage. Whilst the site is being partially raised, compensatory storage is being provided elsewhere. Futhermore, the Roads Division is currently in the process of investigating the feasibility of establishing a Flood Appraisal Group which will include SEPA.***

3.11 The Councils Roads Division have responded on two issues in respect of the proposal, namely the access and servicing arrangements and flooding. Both responses are as follows:-

#### Access and Servicing

(i) concern was initially expressed that access was unsatisfactory in that it did not comply with the junction spacing criteria, with the spacing requiring to be increased between the access to Strathford and the new Reg Vardy site. The amended plans subsequently submitted, have addressed this issue;

(ii) the new access involves changes to the existing public road and a Construction Consent will be necessary with details conforming to the Roads Development Guide;

(iii) the Roads Division has a surface water sewer collecting water from Queens Drive. Access will be required by the Council for maintenance purposes with a sketch provided showing the location of apparatus;

***It is noted that the access details are now satisfactory and Members are further advised that if they choose to grant consent, appropriate notes can be incorporated advising the applicant of the need to fulfil points 2 and 3 through further discussion with the Roads Division.***

### Flooding

Following consideration of the Flood Assessment submitted on the applicants behalf and carried out by Dr John Riddell, there are no comments to make to prevent the progression of the above planning application provided there is no significant/adverse change to the intended flood relief mechanisms as detailed on the submitted drawings. There is one element of concern in respect of the method for floodwater access from Queens Drive to the compensatory dry pond flood attenuation area. Instead of an open flow channel which was initially proposed, amended plans show part of the channel now consisting of an approximately 125 metre long box culvert under a new road construction. Owing to the previous rapid rise in floodwater levels in the December 1994 event and given the change to the plan regarding grading to the inlet of the box culvert, the inlet size, the culvert size, the level of the dry pond at the discharge point, maintenance implications etc, the mechanism for taking floodwater from Queens Drive to the dry pond area is not acceptable. It is suggested that the Developer seeks further advice from Dr Riddell on the minimum size of culvert capacity, minimum inlet floor size to the culvert, effective maintenance proposals (in event of blockage) etc.

***Again it is noted that there are no objections to the progression of the proposed development, although it is considered that the points raised regarding the box culvert etc require to be addressed. Should members choose to grant consent, it is suggested that a Condition be attached requiring the submission of revised details for the Council's approval prior to any work commencing on site.***

3.12 Sports Scotland (formerly the Scottish Sports Council) have advised that they welcome the provision of replacement facilities for Glenfield Bowling Club and have no objections to the proposed re-development of that part of the overall application site formerly occupied by the Club. They do not object to the development provided the planning consent, (by condition if necessary), will ensure that the rear part of the site allocated for a future football pitch, is remodelled to provide an appropriate level base suitable for subsequent surfacing as a grass football pitch. They advise that any further planning applications for the development at the area formerly occupied by the playing

fields to the rear of the car showroom should be referred to Sports Scotland who would object unless the replacement pitch was completed to a standard appropriate for adoption by the local authority with a link to the Scott Ellis playing fields and changing accommodation as previously agreed with the local authority.

***Noted and if members choose to grant consent, an appropriate condition can be incorporated.***

#### **4. REPRESENTATIONS**

4.1 No objections were lodged in respect of the proposed development following the statutory neighbour notification period and period for public advertisement.

#### **5. DEVELOPMENT PLAN STATUS**

5.1 The Finalised East Ayrshire Local Plan is the document against which day-to-day decisions are taken by the Council. The area which is to be occupied by the motor showroom is identified as a development opportunity site on the local plan proposals map. This document states that the Council will encourage and support the development of the site for leisure and recreational uses, for Class 4 business or industrial uses or, for the sale and display of motor vehicles.

5.2 Policies RTC17, RTC18 and ENV17 of the Finalised East Ayrshire Local Plan are specifically of relevance. Policies RTC17 and RTC18 state that applications for the sale and display of motor vehicles will only be acceptable in certain locations including miscellaneous development opportunity sites specifically identified for such purposes on the Local Plan maps and where criteria are met such as the proposed development being of a size and scale in keeping with its surroundings, not being detrimental to the amenity of the area nor to surrounding land uses and the proposal meeting the requirements of the Roads Authority. In addition, Policy ENV17 states that in areas which have flooded in the past there will be a precautionary approach to development. In each case the developer will have to fully investigate the implications of flood risk on their proposals and on adjoining land and property, with appropriate flood prevention measures being incorporated in the design of their proposals.

5.4 In respect of the above policies it is considered that the development as proposed can be conditioned to be compliant with same. The application site is zoned for a range of uses including motor showrooms, the development is of an appropriate size, standard and scale and meets the requirements of the Roads Division. The Developer has built into the scheme flood prevention measures and should Members choose to grant consent, appropriate conditions can be incorporated to ensure clarification of same.

5.5 In respect of the proposed development there are other significant planning policies and in particular this includes Policy 4.3.8 of the Adopted Kilmarnock Local Plan which states that motor vehicle showrooms shall be allowed elsewhere in urban area of the local plan subject to two criteria. Firstly the proposal should be for a site which has adequate sightlines and customer parking facilities, adjacent to a main road, and secondly the use should not be adjacent to residential development or any other use which in the opinion of the Planning Authority, may be detrimentally affected. The proposal now under consideration does not contravene this policy, however the site does extend into land safeguarded for leisure related uses in the Adopted Kilmarnock Local Plan. It is, though, worth noting that this local plan is considerably out-of-date. Consequently the policies discussed above of the Finalised East Ayrshire Local Plan have been agreed for determination purposes by Council as being those to which greatest weight should be attached.

## **6. OTHER PLANNING CONSIDERATIONS**

6.1 Outline Planning Permission ref: 96/0141/OL was granted subject to conditions on 19 December 1996 for Car Showrooms, Cinema, Drive-thru restaurant, bowling green and clubhouse, light industrial units, cricket club and improvements to rugby club complex, access on land incorporating the application site. This consent has now expired as no reserved matters applications were received within the three year statutory time period. In addition a further outline planning application ref: 98/717/OL was submitted for the Proposed relocation of bowling clubhouse and green to include car showroom and ancilliary uses, drive thru fast food restaurant/Class 7 and link to Scott Ellis Playing Fields. No decision has been taken on this application pending outstanding matters which have yet to be resolved.

6.2 The bowling club is presently being relocated within Queens Drive and works are underway on the new clubhouse, and associated greens to the rear of the Strathford complex. The new facility, which has planning permission (refs. 98/730FL and 99/0657/FL), will replace the existing clubhouse and greens which are to be demolished to make way for the new motor showroom should members grant consent.

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

7.1 There are no financial or legal implications for the Council in considering this proposal.

## **8. CONCLUSIONS**

8.1 The proposed development complies with the relevant policies of the Finalised East Ayrshire Local Plan but is technically contrary to the older Adopted Plan. The Council has agreed the former document for planning application determination purposes. The application site is zoned as being an appropriate area for motor showrooms and will be of a scale in keeping with surrounding uses adjacent to the site which would not be adversely affected by the development as proposed which is of a high specification in terms of design.

8.2 The application site can be adequately serviced and accessed. The scheme has been amended to take account of the requirements of the Roads Division in addition to those from this Division which specifically required greater landscaping along the site boundary with Queens Drive. Should members choose to grant consent, appropriate conditions can be incorporated to ensure the use of appropriate external materials and the provision of satisfactory measures for flood prevention.

8.3 As this site involves land which falls within Council ownership, the application will require to be notified to the Scottish Executive under the Town and Country Planning (Notification of Planning Applications) (Scotland) Direction 1997.

## **9. RECOMMENDATION**

**9.1 The application should be approved subject to the notification of the Scottish Executive under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997 and subject to the conditions on the attached sheet.**

Alan Neish  
Head of Planning and Building Control

9 March 2000 (FMF/MS)

FV/DVM

## **LIST OF BACKGROUND PAPERS**

1. Application form and plans.
2. Statutory Notices/Certificates.
3. Consultation Replies.
4. Public Advertisement from the Kilmarnock Standard.
5. Finalised East Ayrshire Local Plan.
6. Adopted Kilmarnock Local Plan.
7. Planning Application Nos: 96/0141/OL  
98/0717/OL  
98/0730/FL  
99/0657/FL.

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

**Implementation Officer: Alan Neish c/o Andersson, Sandra**

I:Comrep/000030FL –FV-AN

## **EAST AYRSHIRE COUNCIL**

**DEVELOPMENT SERVICES COMMITTEE: 15 MARCH 2000**

**00/0030/FL: PROPOSED RETAIL MOTOR SHOWROOM FACILITIES WITH ASSOCIATED WORKSHOP, OFFICES, EXTERNAL CAR DISPLAY AREAS, PARKING, AREA FOR FUTURE MOTOR SHOWROOM FACILITY, ACCESS AND GROUND WORKS IN RELATION TO FORMATION OF DRY POND ATTENUATION AREA AT QUEENS DRIVE, KILMARNOCK BY REG VARDY PLC**

### **EXECUTIVE SUMMARY SHEET**

#### **1. DEVELOPMENT DESCRIPTION**

1.1 **Proposed Development:** This is a full planning application for a retail motor showroom on the western area of the total application site which currently accommodates the Bowling Club extending to 1.4 hectares. It is intended to locate a building centrally within the site of footprint 1,116 square metres of an 'L' shape to accommodate a showroom facing onto Queens Drive and workshop to the rear. The site access is from the road used by Strathford which is served by Victoria Roundabout from Queens Drive. The principal vehicle display area is to the western boundary of Queens Drive which is interspersed with areas of landscaping to soften the impact of the development onto Queens Drive. Customer parking is provided centrally within the site close to the main showroom building. The car wash and valet bays are towards the eastern area of the site. The area reserved for a future motor retail development is located to the northern area bounding to the River Irvine and it extends to some 0.3 hectares. Pedestrian access to the showroom can be obtained from Queens Drive at the north-western corner of the site.

Whilst the motor showroom to be constructed as part of this application comprises a smaller area of the total site, the application site extends significantly to the east in order to allow for groundworks associated with the construction of the showroom. It is the applicants intention to form a dry pond attenuation area to the east at the site boundary with the River Irvine. Material from this area of the application site is to be transported to build-up the area to the front as part of the flood prevention measures. The area of land where the main development is to take place, extends to some 0.5-1.0 metres.

## **2. RECOMMENDATION**

**2.1 The application should be approved subject to the notification of the Scottish Executive under the Town and Country Planning (Notification of Applications) (Scotland) Direction 1997 and subject to the conditions on the attached sheet.**

## **3. SUMMARY OF ANALYSIS**

3.1 The proposed development complies with the relevant policies of the Finalised East Ayrshire Local Plan but is technically contrary to the older Adopted Plan. The Council has agreed the former document for planning application determination purposes. The application site is zoned as being an appropriate area for motor showrooms and will be of a scale in keeping with surrounding uses adjacent to the site which would not be adversely affected by the development as proposed which is of a high specification in terms of design.

3.2 The application site can be adequately serviced and accessed. The scheme has been amended to take account of the requirements of the Roads Division in addition to those from this Division which specifically required greater landscaping along the site boundary with Queens Drive. Should members choose to grant consent, appropriate conditions can be incorporated to ensure the use of appropriate external materials and the provision of satisfactory measures for flood prevention.

3.3 As this site involves land which falls within Council ownership, the application will require to be notified to the Scottish Executive under the Town and Country Planning (Notification of Planning Applications) (Scotland) Direction 1997.

**Stephen Chorley**  
**Director of Development Services**

**Note: This document combines key section 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

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

00/0030/FL

---

Site of Proposal	Queens, Drive, KILMARNOCK
Nature of Proposal	Proposed retail motor showroom facilities with associated workshop, offices, external car display areas, parking, area for future motor showroom facility, access and ground works in relation to formation of dry pond attenuation area.
Name & Address of Applicant	Reg Vardy Plc

Name & Address of Agent

---

DPO's Reference FMF/FD

The above FULL 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 received on 19 January 2000 and the amended plans received by the Planning Authority on 09 February 2000 and 25 February 2000.

REASON

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

2. A landscaping scheme including the treatment of the boundary of the site shall be submitted to and approved by the Planning Authority prior to the commencement of any development. The scheme shall include extensive use of shrub and tree planting to soften the boundaries of the site and vehicle display areas. The scheme shall include details of the provision to be made for the maintenance of soft and hard landscaped areas, and shall be maintained thereafter in accordance with these details.

## REASON

To ensure that adequate provision of open space is provided, to an adequate standard, and that it is subsequently maintained, in the interest of visual amenity.

3. The landscaping space relating to this development as part of Condition 2 above shall be laid out within the first available planting season following the retail motor showroom hereby approved being brought into operation and shall be maintained thereafter in accordance with a maintenance scheme to be submitted to and approved by the Planning Authority prior to the commencement of development.

## REASON

To ensure that open space areas are laid out in a proper manner in the interest of visual amenity.

4. Notwithstanding the submitted plans details of the design and construction of all fences and walls to be erected on site shall be submitted to and approved by the Planning Authority before any development commences on the site and all walls and or fences to be erected on site under the terms of this condition shall be erected prior to the use hereby approved being brought into use.

## REASON

In the interests of visual amenity.

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (or any such order revoking or re-enacting that Order), the use of the building hereby approved shall be restricted to use as a retail motor showroom for the sale and display of new and used cars and the associated operation of a motor workshop. Any change to Class 1 retail activity authorised by the Town and Country Planning (Use Classes) (Scotland) Order 1997 shall not be permitted, without the prior written consent of the Planning Authority.

## REASON

To enable the Planning Authority to retain control over future development on the site.

6. No consent is hereby granted for the type and distribution of external finishes as shown on the approved plans and no work shall commence on site until samples and locational details of all external materials have been submitted to and approved in writing by the Planning Authority.

## REASON

In the interests of visual amenity.

7. Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, no fascia signs, adverts or projecting signs shall be erected on the premises without the prior written consent of the Planning Authority.

## REASON

To safeguard the visual amenity of the area.

8. Prior to any development commencing on site, details of the surface finishes to all parking, manoeuvring and access areas shall be submitted to and approved in writing by the Planning Authority.

## REASON

These details have not been submitted.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any such order revoking or re-enacting that Order), no electricity transforming or switching equipment, gas governor or sewage pumping stations shall be erected on any part of the site without the prior written consent of the Planning Authority.

## REASON

In order to retain effective planning control.

10. Prior to any works commencing on site for the development hereby approved, full details of all floodwater storage, access and flood relief mechanisms including long term maintenance schedules shall be submitted to and approved by the Planning Authority. No work shall commence on site until said details have been approved.

## REASON

To ensure that proper mechanisms exist to deal with floodwater within the application site.

11. Prior to the use hereby approved being brought into operation, all measures in respect of flooding approved under the terms of Condition 10 above, shall be formed to the satisfaction of the Planning Authority.

#### REASON

To ensure that proper mechanisms exist to deal with floodwater within the application site.

12. This approval does not give consent for any retail motor use in respect of the area of land within the application site identified for future development and a further planning application will require to be submitted to and approved by the Planning Authority for the future use/development of that land.

#### REASON

In order to retain effective planning control.

13. Trading from the premises hereby approved shall not commence before the replacement pitch indicated to the rear of the proposed motor dealership on drawing no 1680/107 Rev C (GD Lodge & Partners) has been remodelled to provide an appropriate level base suitable for subsequent surfacing as a grass football pitch.

#### REASON

To ensure the provision of adequate replacement sports facilities.

#### **NOTES TO APPLICANT**

1. Transco have advised that early contact is advised with their organisation should the development proceed. Early contact is advised with their Glasgow Operations Office on 0141 418 4084.

2. Scottish Power have forwarded a copy of their records plan and the Developers attention is drawn to the information on the plan regarding underground cable location and liability for damage. Early contact should be made with Scottish Power at Greenholm Street, Kilmarnock on 0845 2727761.

3. West of Scotland Water have advised the following and the Developer is advised to make early contact with their office at 35 Glenburn Road, Prestwick:-

- (i) There is a public sewerage system to which a connection may be made. The developer should satisfy himself, by site investigation if necessary, that relative levels are such as will allow the development to be connected at a reasonable gradient.
- (ii) The developer must make a separate application to West of Scotland Water for permission to connect to the public sewerage system.
- (iii) This application may involve building over an existing public sewer. The developer must contact West of Scotland Water prior to starting work on site in order to discuss whether diversions or protection is required.
- (iv) The development involves the discharge of trade effluent and is subject to control as defined by Part II of the Sewerage (Scotland) Act 1968. Therefore separate application must be made for permission to discharge trade effluent.
- (v) A totally separate drainage system will be required.
- (vi) This development will involve the provision of sewers which may become vested in West of Scotland Water. The layout and specification of these sewers shall be agreed by West of Scotland Water.
- (vii) Due to the excessive amount of surface water run-off from the site, it may be necessary to provide attenuation within the site curtilage.
- (viii) The Scottish Environment Protection Agency's best management practice should be adopted on the surface water drainage system.
- (ix) Contact should be made with the Water Network Section to discuss how the proposed development would obtain a connection to the public water network.

4. The Council's Roads Division (based at Greenholm Street, Kilmarnock) have advised that as the new access involves changes to the existing public road, a Construction Consent will be required with all details conforming to the Council's Roads Development Guide. In addition the Division has advised that there is a surface water sewer collecting water from Queens Drive. Access is required by the Council for maintenance purposes. Early contact with the Roads Division on both these matters is strongly advised.

5. SEPA have advised that due to the proximity of the site with the River Irvine, work should be carried out in accordance with Pollution Prevention Guidelines Nos 5 and 6 which are produced by SEPA. In addition SEPA have advised that if any material is to be imported from another site, the applicant should contact the Agency directly at 5 Redwood Crescent, East Kilbride regarding their responsibilities in terms of the Waste Management Licensing Regulations 1994.

## **MAP**

Due to Ordnance Survey regulations and copyright the map may be viewed at the Council's Planning Offices in Croft Street, Kilmarnock. For information on viewing please telephone (01563) 576774.

## **AGENDA**

tp24regvardyqueensdr/fmf/d/5