

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 9 MAY 2000

IMPROVEMENTS TO GAUCHALLAND ROADS DEPOT

Report By Director of Development Services

1. PURPOSE OF REPORT

- 1.1 To request the Committee to approve improvements to Gauchalland Roads Depot.

2. BACKGROUND

- 2.1 Old mineworkings have caused the carriageway of the A719 to the south west of the depot to subside, resulting in a pronounced dip and summit on the approach to the existing depot access.
- 2.2 This has given rise to severe sightline problems when entering and exiting the depot, a matter which has been on the agenda for the Safety Committee for some time.
- 2.3 The Roads Contracts Business Plan for 1999/2000 has, as a key action point, the provision of office accommodation for all staff at the depot. As well as increasing the operational efficiency of Contracts Section, the relocation of staff will result in a consequential easing of overcrowding at Greenholm Street.
- 2.4 In view of this, Planning Consent for the new office block will be dependant on improvements to the access.

3. PROPOSALS

- 3.1 The purpose of the improvements is to:
- (i) realign the access into the depot, which is dangerous due to inadequate sightlines,
 - (ii) provide accommodation for all Roads Contracts staff at the depot.
- 3.2 All possible alternatives were investigated for the revised access.
- 3.3 The chosen solution involves a realignment of the access about 120m nearer Galston. As well as meeting the required sightline standards, this proposals would be acceptable to the landowner and will not be detrimental to the amenity of the majority of adjacent home occupiers.
- 3.4 In order to reduce the cost of the access, materials recycled will be used in the construction up to final surfacing level.

- 3.5** The office accommodation will comprise a prefabricated standard module type building placed close to the existing amenity block in the depot, to minimise the cost of services.

4 FINANCIAL IMPLICATIONS

- 4.1** The total cost of the access, building, provision of services and information technology systems is estimated at £85,000.
- 4.2** Funding of the access improvement will be met from the 2000/2001 Capital programme. The remainder will be funded by means of leasing agreements, at an annual revenue cost of £4,725. This will be met by the Department's revenue budget.

5 LEGAL IMPLICATIONS

- 5.1** The land will require to be acquired by East Ayrshire Council for the access. Property Services will agree terms and conditions for the transfer of the land.
- 5.2** Planning consent will be necessary for the new office block.

6 RECOMMENDATIONS

- 6.1** The Committee is recommended to approve the provision of a new access and office accommodation at Gauchalland Depot.

Stephen Chorley
Director of Development Services

AW/NP
20 April 2000

BACKGROUND PAPERS

Nil

For further information please contact A Wyper on 01563 576310.

AGENDA