

EAST AYRSHIRE COUNCIL

NORTHERN AREA LOCAL PLANNING COMMITTEE: 4 APRIL 2003

**02/0983/FL: PROPOSED NEW HOUSING DEVELOPMENT OF 32 NEW HOUSES
AT VACANT GROUND ADJACENT TO BREWLAND STREET, GALSTON
BY K G BUILDING**

EXECUTIVE SUMMARY SHEET

1. DEVELOPMENT DESCRIPTION

1.1 Proposals for the development of this site were first submitted in March 2002 since which time, in response to comments from the Planning and Building Control Division and various consultees, the details have undergone a number of revisions. The application proposes the erection of 32 houses located off a single access road from Brewland Street ending in a turning circle. At the request of the Roads Division an emergency access is shown extending to the site boundary at Andrew Lundie Place.

1.2 Dwellings have been positioned to allow for the retention of existing trees as far as practicable and comprise 16 – 3 bed and 16 – 4 bed bungalows, 1½ and 2 storey dwellings all with integral or attached garages. They would be finished in render and facing brick with concrete roof tiles.

1.3 The application includes formation of a footbridge extending across the burn into the park linking the development to the facilities there and maintaining existing, evident desire lines across the site. The gradients of the site is reflected in the use of low retaining walls and, on some plots, split level houses. Although not part of the application, the submitted plans show the location of a possible future road accessing an adjacent vacant piece of ground.

2. RECOMMENDATION

2.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet and that the issuing of the Planning Decision Notice be withheld until the Solicitor to the Council has satisfactorily concluded a formal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants in respect of the issue addressed in paragraph 8.3 of this report.

3. CONCLUSIONS

3.1 As indicated in Section 5 of the report the elements of the development plan are either considerably out of date or address issues of a more strategic nature. Therefore, given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, it would be appropriate to give significant weight to the

other material considerations. As is indicated in Section 6 of the report, there are several material considerations which have in part been responsible for the amendment of the application such that it is now considered that the application can receive a favourable recommendation.

3.2 The site is allocated in the East Ayrshire Local Plan (Finalised Version) as a housing site and the details as submitted are consistent with the policies of that plan. Whilst the representations are noted, the proposals are considered to be acceptable subject to the attachment of conditions to any grant of consent addressing, amongst other things; adequate private parking, use of SUDS, confirmed final footpath configurations, safeguarding of retained trees, the design and maintenance of the pedestrian bridge, perimeter fencing and the deletion from the consent of the three houses currently with unacceptable access; (plots 17-19).

3.3 In pursuance of Policy RES21, a legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 will be required to secure improvements to the drainage of the adjoining playing fields.

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 if that decision were based, alone, on the suitability of the site for housing development, then the application would require to be referred to the Development Services Committee as it would be a significant breach of 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 the report is to present for determination a full planning application which is to be considered by the Local Planning Committee under the scheme of delegation because it is a larger application of area significance and is subject to objections.

2. APPLICATION DETAILS

2.1 **Site Description:** The site, which extends to some 4 acres, is located to the south of the Manse and Nursery School on the south side of Brewland Street from which vehicular access is proposed. The site falls from north to south over a height of some 10 metres and is bounded to the west by housing under development by McTaggart Construction, to the south by a burn and St Mary's Holm Park, to the east by properties on Andrew Lundie Place and a further area of vacant ground and to the north by the Manse, Nursery School and two properties on Brewland Street. To the north there are areas of substantial planting and the western boundary features similar dense planting including specimen trees. Andrew Lundie Place to the east forms a turning facility with a spur extending virtually to the application site boundary. The site includes a small section of St Mary's Holm Park which the applicants have indicated is actually in their ownership.

2.2 **Proposed Development:** Proposals for the development of this site were first submitted in March 2002 since which time, in response to comments from the Planning and Building Control Division and various consultees, the details have undergone a number of revisions. The application proposes the erection of 32 houses located off a single access road from Brewland Street ending in a turning circle. At the request of the Roads Division an emergency access is shown extending to the site boundary at Andrew Lundie Place.

2.3 Dwellings have been positioned to allow for the retention of existing trees as far as practicable and comprise 16 – 3 bed and 16 – 4 bed bungalows, 1½ and 2 storey dwellings all with integral or attached garages. They would be finished in render and facing brick with concrete roof tiles.

2.4 The application includes formation of a footbridge extending across the burn into the park linking the development to the facilities there and maintaining existing,

evident desire lines across the site. The gradients of the site is reflected in the use of low retaining walls and, on some plots, split level houses. Although not part of the application, the submitted plans show the location of a possible future road accessing an adjacent vacant piece of ground.

3. CONSULTATIONS AND ISSUES RAISED

3.1 East Ayrshire Council Roads & Transportation Division have been instrumental in amending the road layout within the site which now generally conforms to their guidelines. Additionally they require:-

- sightlines of $x = 2.5$ metres and $y = 90$ metres at the new junction with Brewland Street.
- road and footpath widths of 5.5 metres and 2.0 metres respectively.
- driveways to provide 2 parking spaces, excluding the garage.
- realignment of driveways accessing garages at plots 17 & 19.
- the indicated future extension of the internal road to serve dwellings beyond plot 19 is acceptable subject to numbers being consistent with the sightline standard to Brewland Street.
- the pedestrian bridge will not be adopted by the Council and the fall across its length should be reduced.
- as regards the emergency access to Andrew Lundie Place the narrow strip of ground between the access and the end of Andrew Lundie Place is considered to be included in the road limits and therefore is within the control of the Roads Authority. The actual title of the ground does not restrict the use which the Roads Authority may make of a road verge, so long as it is within the road limits. The Road Guidelines confirm that “loop roads” rather than culs-de-sac are the preferred solution; this to provide alternative access in an emergency. At other times, the access to Andrew Lundie Place should be considered a pedestrian link as bollards would prevent passage of vehicles. The “emergency” access, by allowing alternative pedestrian access to Glebe Road, would compensate for the difficulty the developer will have providing full width road and footpaths where access is taken to Brewland Street.
- in the unlikely event use of the narrow strip of ground was contested by a third party, to avoid a ransom strip scenario, the Council would be likely to accept an application to remove any condition requiring formation in full of the access link to Andrew Lundie Place; construction as far as the boundary would suffice.
- Road drainage must be accommodated in a SUDS system and there should be free access to Gauchalland Burn.

The application of conditions to any planning consent can address the attainment of appropriate junction sightlines, off street car parking and completion of the emergency access. The applicants should also be instructed to confirm maintenance and design details for the footbridge, including any fall across its length. The use of Sustainable Urban Drainage and provision of suitable access along Gauchalland Burn can also be conditioned. The re-alignment of drives accessing plots 17-19 will have unacceptable impacts for the adjacent trees which are

protected by a Tree Preservation Order. Consequently, it is considered that these accesses (and potentially the design of the three houses themselves), will require to be reserved by condition to allow for further modification.

3.2 East Ayrshire Council Outdoor Services questions the claim of ownership made by the applicants with respect to a triangular area lying within the edge of the park and has expressed concern about the relationship between roads/footpaths and trees. The main road and driveways impact on trees in the vicinity of plots 17-19. The proposed road would require removal of the tree in plot 17. The driveways to plots 18 and 19 could impact on trees there. If the tree on plot 17 is to be felled, two extra heavy standards (root balled) could be the replacement.

It is considered that the loss of one tree out of those on site would not significantly affect the amenity of the area; particularly given suitable replacement. Further to the comments of the Roads Division it is not intended to approve the units on plots 17-19, this allowing a revised access arrangement not affecting the other trees.

3.3 The Coal Authority indicate that the site is within the likely zone of influence on the surface from workings in 5 seams of coal at 60m – 170m. The movement from these should, now have ceased.

Noted.

3.4 Scottish Environment Protection Agency has no objections in principle provided foul drainage is connected to the public sewer. Scottish Water should confirm whether they accept such an arrangement. Sustainable Urban Drainage Systems should be utilised and there should be no culverting of the existing burn with sufficient access left adjacent to the burn. Maintaining a wildlife corridor adjacent to the burn would be consistent with NPPG14 “Planning and the Natural Heritage”.

The use of SUDS and the maintenance of a suitable corridor adjacent to the Gauchalland Burn can be covered by conditions attached to any consent.

3.5 West of Scotland Archaeology Service confirm that they do not require any archaeological evaluation of the application site.

Noted.

3.6 Scottish Water have no objections to the proposals, but indicate that non-objection should not be inferred as guaranteeing permission to connect to the sewer. This will require separate application to Scottish Water. A totally separate drainage of foul and surface water is required and the use of SUDS is recommended.

Noted. The use of Sustainable Urban Drainage can be required by condition and indeed consultants for the applicants have confirmed in

writing that SUDS can be accommodated within the site area without detriment to the layout of the scheme.

3.7 Galston Community Council have not replied at the time of writing this report.

Noted.

4. REPRESENTATIONS

4.1 The application has been amended with consequent re-notification of neighbours. The Planning and Building Control Division has notified previous objectors of the amended proposals.

A petition signed by 9 persons together with a covering letter has been received objecting to the proposals for the following reasons.

4.2 Density of development, 32 houses are crammed into a relatively small site.

The proposals have been closely assessed and meet with the terms of the East Ayrshire Local Plan with Modifications (EALP), providing adequate garden ground. The site is part of an area identified as Housing Site 109H in the EALP, having a notional capacity of 40 units. Taken together with the remainder of the site currently under development to the west, some 57 units would result as this application proposes 32 units of various sizes offering a welcome variety of house types. Schedule 3 and Policy RES 19 of the EALP require public open space where the number of units exceed 30. However RES 21 allows development of sites adjacent to an area of existing open space in need of upgrading or improvement to enter into a Section 75 legal agreement with the Council to secure such upgrading. The applicants have in writing agreed that they would be prepared to make a contribution towards the adjacent park where it is known that the drainage of the sports field could usefully be improved.

4.3 Proximity of new to existing houses and loss of privacy/overlooking.

This issue has been addressed through the submission of amended plans. There is now one fewer dwelling proposed along the Andrew Lundie Place boundary and the orientation/position of houses will result in an acceptable relationship between houses.

4.4 Building of houses other than single storey units will affect daylighting of existing houses.

The orientation of houses will be such as not to affect daylighting. In particular, to Andrew Lundie Place, the houses proposed are two 1½ storey units and one single storey unit. One of the 1½ storey units is

now located further from adjacent houses and at an angle, the other lies towards the end of the road at Andrew Lundie Place.

4.5 Previously enjoyed visual amenities will be obliterated.

The site is identified for housing purposes which is considered to have been secured in a way such as to not adversely affect the amenity of the adjacent homes to an unacceptable degree.

4.6 The type and height of perimeter fencing is of concern.

Full details of this can be regulated by means of a condition attached to any planning consent. The proposals indicate a 1.8 metre high fence to the rear of the proposed houses.

4.7 It was indicated that no new houses could be accommodated by the sewerage/drainage system in Galston. There should be an assurance that present systems will not be adversely affected by this development.

The application has been considered by Scottish Water who have not offered any objections.

4.8 The development will result in upheaval, noise and disruption for parents and children using the adjacent Galston Nursery school.

The development process will only generate disturbance over a temporary period. The Educational and Social Services Department have been notified as neighbours. They previously confirmed in respect of an earlier version of this proposal that they had no objections to the application. Conditions can be applied which address the hours of operation on site and secure removal of material carried onto Brewland Street by vehicles exiting the site.

4.9 Objection to the footpath/access to Andrew Lundie Place on the basis that parking in Andrew Lundie Place does not make it a suitable secondary access in the event of emergencies; why is there a need for another footpath access and why should a quiet cul-de-sac be spoiled by vehicular and pedestrian activity.

The access to Andrew Lundie Place would affect vehicular access should, in an emergency, access be restricted to the proposed development from Brewland Street. Bollards would prevent regular use by cars. Pedestrian access would be afforded at all times by the emergency access which is provided in reference to a request from the Roads Division.

5. ASSESSMENT AGAINST THE 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 Approved Ayr County Development Plan.

5.2 The strategic policies within the Ayrshire Joint Structure Plan are not of direct relevance to this proposal and the Ayr County Development Plan and Galston Town Map are considerably out of date.

It is considered more relevant to assess the proposal within the context of “other material considerations”.

6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other material considerations relevant to the determination of this application are the East Ayrshire Local Plan (Finalised Version with Modifications) and the representations and consultation replies received as assessed in Sections 3 and 4 above.

6.2 The Adopted Ayr County Plan, as stated in para 5.2 of the report, is considerably out of date and therefore it is considered that greater weight should be attached to more recent expressions of policy. The Council has agreed that the East Ayrshire Local Plan (Finalised Version with Modifications) (EALP) should be considered as a prime material consideration.

East Ayrshire Local Plan (Finalised Version with Modifications)

6.3 Policy RES1 of the EALP states that:

“The Council will encourage and support the residential development of those Development Opportunity sites identified for housing purposes on the individual Local Plan Maps. The sites identified will be reserved for residential and associated recreational and amenity open space development.”

This site is identified as part of housing site 109H in the EALP therefore the principle of housing at this location complies with EALP policy. The southern part of the site is identified as potential open space in the EALP. However, the development will provide a link in the form of a footbridge from the proposed housing to the adjacent park area where the developer is prepared to provide certain drainage improvements in lieu of public open space within the site itself. This is consistent with Policy RES21.

6.4 Policy ENV7 expects development to comply fully with the Council’s design guidance.

The proposals are considered to be consistent with the existing design guidance and, accordingly, with Policy ENV7.

6.5 Policy ENV15 indicates that the Council will actively preserve trees which contribute positively to landscape quality.

A number of trees on site are subject to Tree Preservation Orders. The proposals allow for the retention of all such trees bar one which it is intended to replace with 2 extra heavy standards (16-18cm girth).

6.6 Under the terms of Policy TLR5, the applicants have been asked if they would be prepared to contribute towards the improvement and enhancement of Sports, Leisure and Recreational facilities within the area.

The applicants indicate that they cannot contribute at this time as forward cost projections on the development suggest that 1% of the works is excessive.

Consultations and Representations

6.7 The Consultations and Representations have been carefully considered in Section 3 and 4 of this report. It is not judged that they have raised issues which are of such weight as to merit refusal of the application.

7. FINANCIAL AND LEGAL IMPLICATIONS

7.1 There are no financial implications for the Council in the determination of this application. Legal implications will arise in relation to a legal agreement to secure improvements to the adjacent public park.

8. CONCLUSION

8.1 As indicated in Section 5 of the report the elements of the development plan are either considerably out of date or address issues of a more strategic nature. Therefore, given the terms of Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997, it would be appropriate to give significant weight to the other material considerations. As is indicated in Section 6 above, there are several material considerations which have in part been responsible for the amendment of the application such that it is now considered that the application can receive a favourable recommendation.

8.2 The site is allocated in the East Ayrshire Local Plan (Finalised Version) as a housing site and the details as submitted are consistent with the policies of that plan. Whilst the representations are noted, the proposals are considered to be acceptable subject to the attachment of conditions to any grant of consent addressing, amongst other things; adequate private parking, use of SUDS, confirmed final footpath

configurations, safeguarding of retained trees, the design and maintenance of the pedestrian bridge, perimeter fencing and the deletion from the consent of the three houses currently with unacceptable access; (plots 17-19).

8.3 In pursuance of Policy RES21, a legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 will be required to secure improvements to the drainage of the adjoining playing fields.

9. RECOMMENDATION

9.1 It is recommended that the application be approved subject to the conditions indicated on the attached sheet and that the issuing of the Planning Decision Notice be withheld until the Solicitor to the Council has satisfactorily concluded a formal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 with the applicants in respect of the issue addressed in paragraph 8.3 of this report.

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 if that decision were based, alone, on the suitability of the site for housing development, then the application would require to be referred to the Development Services Committee as it would be a significant breach of policy.

Alan Neish
Head of Planning and Building Control

25 March 2003

(DVM/MS)

FV/DVM

List of Background Papers

1. Application form and plans.
2. Statutory Notices & Certificates.
3. Consultation Responses.
4. Representations.
5. Approved Ayrshire Joint Structure Plan.
6. East Ayrshire Local Plan Finalised Version with Modifications.
7. Approved Ayr County Development Plan and Galston Town Map.
8. East Ayrshire Council Design Guidance.

Anyone wishing to inspect the above papers please contact Dave Morris on (01563) 576753.

Implementation Officer: Dave Morris

TP24

EAST AYRSHIRE COUNCIL

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 02/0983/FL

Location: Vacant Ground Adjacent to Brewland Street
GALSTON

Nature of Proposal: Proposed New Housing Development of 32 New
Houses

Name & Address of Applicant: K G Building

Name & Address of Agent:

(DVM/MS)

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 received on 18 December 2002 and the various plans as detailed in the applicant's agents letter received on 7 March 2003 wherein should be added plan no. A2 Left A18/01/170C and should be amended A18/01/02 and 03 to revisions M in each case.

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

2. Before any work commences on site, details of a Sustainable Urban Drainage System and its maintenance following installation shall be submitted to and approved by the Planning Authority in writing. The Sustainable Urban Drainage System shall thereafter be installed on site prior to the use of the dwellings.

REASON To ensure that adequate drainage is provided.

3. Notwithstanding the details shown on the approved plans, the houses and access driveways on plots 17-19 are not hereby approved. Prior to the commencement of development on these plots a further separate planning application addressing the houses' design and means of access shall be submitted to and approved by the planning authority.

REASON Development of the houses as indicated on the approved plans would not provide acceptable means of access and any revision to driveways forming

revised access from the north of the houses would necessitate the loss of trees covered by a Tree Preservation Order.

4. Prior to the commencement of development on site, full details of the materials and colour of the proposed pedestrian footbridge to St Mary's Holm park shall be submitted to and approved by the Planning Authority. The details shall also include confirmation of the maintenance arrangements to be put in place in respect of the bridge and shall ensure that the fall across the bridge is at a gradient acceptable to the Council as planning authority. The footbridge shall thereafter be provided prior to the commencement of development on plots 20-25.

REASON To ensure that the bridge is timeously provided in materials and to a construction acceptable to the planning authority in the interests of visual amenity and giving full benefit to the occupiers of the proposed houses.

5. The following details shall be submitted to and approved by the planning authority prior to the commencement of development on site. The details shall thereafter be implemented as approved.

a) Junction details at Brewland Street confirming the provision of sightlines being $x = 2.5$ metres by $y = 90$ metres.

b) Details of the provision of footpaths and road width over the length of access road extending south over 60 metres from Brewland Street.

c) The provision of two parking spaces, other than garage space, on each of plots 21 to 25.

d) Details of the construction and materials to be used in the emergency access and of bollards demarking the end of the emergency access road to Andrew Lundie Place. These details shall allow for the access extending to the end of the road surface of Andrew Lundie Place.

e) Any car parking spaces to be provided within the turning circle at the end of the cul-de-sac.

REASON In the interest of Road Safety.

6. 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. Any trees removed without consent of the Planning Authority or seriously damaged at any time thereafter shall be replaced by trees of similar size or species as may be agreed in writing with the Planning Authority.

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

7. The details to be submitted further to condition 6 above shall allow for the felling of the existing tree in plot 17. That tree shall be replaced with two extra heavy standards root balled (16-18cm girth), details of which and the timing of their planting shall be submitted to and approved by the Planning Authority. With the exception of the above, no trees shall be felled, lopped, have roots cut, or be the subject of any other works without the written consent of the Planning Authority.

REASON In the interest of visual amenity and to maintain the existing visual contribution of the trees to the amenity of the area.

8. Notwithstanding the submitted plans, details of the design and construction of all fences and walls to be erected on the site shall be submitted to and approved by the Planning Authority before any development commences on the site.

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

9. No demolition, site clearance or building operations shall be commenced until chestnut pale fencing of a height not less than 1.2 metres has been erected around the trees shown on the approved plans as being retained on the site. The fencing shall enclose either:

(a) the area described by the limit of the spread of the branches of the tree;

or

(b) a radius of 5 metres from the trunk of the tree, whichever is the greater.

Such fencing shall be maintained during the course of development, and no storage, site structure, parking or any other operation shall be permitted within the area thereby enclosed. The trees for retention are those shown in green on drawing no. A18/01/02 Rev M dated 11 March 2003.

REASON To ensure the retention of the maximum number of trees on the site and their protection from damage in the interests of visual amenity. Such protection is also required in recognition of the presence of a TPO on the site.

10. The details to be submitted further to Condition 6 above shall confirm details of the treatment to the area to the south of plot 17-19, where that area is not subject to road development, and of the perimeter fencing proposed around the site. Such fencing shall, where adjacent to Andrew Lundie Place and 60a & b Brewland Street, provide for the privacy of new and existing dwellings.

REASON In the interests of visual and residential amenity.

11. Notwithstanding the plans hereby approved, a detailed schedule of finishing materials in respect of the proposed dwellings and any associated retaining walls

shall be submitted to and approved by the Planning Authority prior to the commencement of development which shall thereafter be constructed in accordance with those details. In particular the schedule shall allow for materials adjacent to Andrew Lundie Place which are compatible with the existing dwellings located there, and for plots 10-16 and 26-30 to display materials which add variety to the appearance of the house types on those plots.

REASON In the interests of visual amenity.

12. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (or any order or enactment replacing this) no extensions or garages or any introduction of additional windows (unless forming part of the approved layout plan) shall be erected or introduced on plots 20-22, unless a further specific planning application is submitted to and approved by the Planning Authority.

REASON To enable the Planning Authority to ensure that such structures and alterations are provided in a manner compatible with the visual and residential amenity of the area.

13. The access road into the site shall be constructed to a standard acceptable to the Planning Authority prior to the occupation of any of the houses and thereafter shall be completed to an adoptable standard in accordance with the Roads Division's guidelines. Details of the surfacing of the access prior to occupation of any of the houses shall be submitted to and approved by the Planning Authority prior to any commencement of development.

REASON In the interests of road safety and residential amenity.

14. During construction, the developer of the site shall ensure that 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 any other vehicles.

REASON In the interests of public and road safety or residential amenity.

15. The development of the site, and in particular the siting of site compounds, parking and delivery areas shall be undertaken such as to minimise impacts on adjacent residential and educational properties.

REASON In the interests of residential amenity and public safety.

16. A clear pedestrian access corridor of 2 metres in width shall be maintained free from obstruction to the side of the Guachalland Burn.

REASON To allow for maintenance as required of the watercourse whilst also maintaining a wildlife corridor in the vicinity of the burn.

17. Construction works shall not be undertaken on site outwith the hours of 0900 hours to 1800 hours Monday to Friday and 0900 hours to 1600 hours on Saturday and not any time on Sundays.

REASON In order to protect the amenity of neighbouring properties.

Notes to Applicants

1. The developer shall be aware of the need to relocate at his own expense any electricity or other apparatus on site; so doing in full consultation with the appropriate services provider.

2. The developer shall make early contact with the Scottish Environment Protection Agency and Scottish Water to confirm their request to utilise a Sustainable Urban Drainage System (SUDS) with regard to surface water. These Authorities require this development to be drained in accordance with the recommendations contained in the CIRIA manual on SUDS.

3. The Council does not currently have a general agreement with Scottish Water in relation to the maintenance of public SUDS. Proposals for site specific agreements which may require to involve the developer or other third parties will be considered within the overall framework recommended in the design manual for SUDS published by CIRIA.

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