

**EAST AYRSHIRE COUNCIL**

**NORTHERN AREA LOCAL PLANNING COMMITTEE: 13 JUNE 2003**

**02/0959/FL: PROPOSED HOUSING DEVELOPMENT PROVIDING 30 NEW DWELLINGS AT LOMOND AVENUE, HURLFORD**

**APPLICATION BY SHIRE HOUSING ASSOCIATION**

**EXECUTIVE SUMMARY SHEET**

**1. DEVELOPMENT DESCRIPTION**

1.1 Full planning permission is sought for the erection of 30 dwellinghouses on the site. The proposed development will consist of 18 semi-detached dwellings (two-storey, 3-apartment), 4 detached dwellings (single storey, 4-apartment) and 2 special needs detached dwellings (single storey, wheelchair apartments). The proposal also includes the construction of a two-storey block of six flatted units (four 3-apartment units and two 2-apartment units).

1.2 The proposed dwellings and flatted block will have uniformity in terms of external appearance and window detailing. The external wall finishes will be principally of dry dash render with smooth cement band around door and window openings. Vertical timber lining will be used at first floor window level on all two-storey properties and at roof gable level on all properties. All dwellings will have a mock slate grey roof finish with contrasting colour ridge tiles and finials.

1.3 A new residential access road will be provided creating a loop road incorporating the existing rear service road at Lomond Avenue. Traffic calming measures will be incorporated into the new road layout with the new section of road having both a tarmac and paviour finish. The existing car park off Lomond Avenue, which forms part of the application site, is to be retained. The proposed development also provides for a new emergency access road that will link the new development through to Cessnock Road. This emergency access will be provided with collapsible bollards.

1.4 An area of public open space is to be provided on the north-east corner of the application site adjacent to the existing car park. Other small areas of open space are to be landscaped and amenity planting introduced. The site is partly affected by the presence of a former mine shaft and its zone of influence. The boundary limit of this area of influence is to be planted with trees and shrubs.

## **2. RECOMMENDATION**

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

## **3. CONCLUSIONS**

3.1 As indicated in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated in Section 6 of the report, there are material considerations relevant to this application

3.2 In this instance, the planning history of the site is a significant material consideration in the determination of this application. A current valid planning consent exists for the erection of 29 dwellings on this site.

3.3 While there have been concerns raised by both Scottish Water and SEPA relating to the drainage of the site, it is considered that there are potential solutions to these concerns. In order to ensure that these concerns are adequately addressed by the developer, it is considered appropriate to impose a suspensive condition on any consent granted, requiring the developer to demonstrate resolution of these issues prior to any development taking place on site.

3.4 With respect to the representations made, the objectors, without exception, have failed to acknowledge the existence of the current valid full planning permission relating to the Lomond Avenue site or recognise that the principle of residential development of the site has been further reinforced by its designation as a residential development opportunity site within the recently adopted East Ayrshire Local Plan

3.5 Nonetheless, it is considered that the points of objection are either not valid grounds of objection, or can be addressed through the imposition of appropriate conditions on any consent granted for the proposed development, or run contrary to the established principle of residential development on the application site. The material considerations do not merit refusal of the application.

3.6 The proposed development, in terms of its density, layout and use of finishing materials is acceptable. Furthermore, the proposed development will provided a mix of accommodation types including special needs units in an exclusively rented accommodation market.

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control in terms of the principle of residential development on this site, the application will require to be referred to the Development Services Committee as this would represent a significant departure from the development plan.

**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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**02/0959/FL: PROPOSED HOUSING DEVELOPMENT PROVIDING 30 NEW DWELLINGS AT LOMOND AVENUE, HURLFORD.**

**APPLICATION BY SHIRE HOUSING ASSOCIATION**

**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 Local Planning Committee under the scheme of delegation as the proposed development is of local area significance and is subject to objections.

### **2. APPLICATION DETAILS**

2.1 **Site Description:** The site lies to the south of Lomond Avenue in Hurlford and comprises a large open space area extending to approximately 1 hectare in area. The site is gently sloping and rises from Lomond Avenue in the north to the residential properties in Cessnock Road to the south. The site is bounded to the north by residential properties in Lomond Road and Leven Court, to the west by residential properties on Mauchline Road, to the south by residential properties on Cessnock Road, and by a public footpath and industrial premises to the east.

2.2 The site is largely utilised as maintained public open space although the north east part of the site is used as a car parking area. There are a small number of trees located along the southern boundary of the application site. The site is presently in the ownership of the Council.

2.3 **Proposed Development:** Full planning permission is sought for the erection of 30 dwellinghouses on the site. The proposed development will consist of 18 semi-detached dwellings (two-storey, 3-apartment), 4 detached dwellings (single storey, 4-apartment) and 2 special needs detached dwellings (single storey, wheelchair apartments). The proposal also includes the construction of a two-storey block of six flatted units (four 3-apartment units and two 2-apartment units).

2.4 The proposed dwellings and flatted block will have uniformity in terms of external appearance and window detailing. The external wall finishes will be principally of dry dash render with smooth cement band around door and window openings. Vertical timber lining will be used at first floor window level on all two-storey properties and at roof gable level on all properties. All dwellings will have a mock slate grey roof finish with contrasting colour ridge tiles and finials.

2.5 A new residential access road will be provided creating a loop road incorporating the existing rear service road at Lomond Avenue. Traffic calming measures will be incorporated into the new road layout with the new section of road having both a tarmac and paviour finish. The existing car park off Lomond Avenue, which forms part of the application site, is to be retained. The proposed development also provides for a new emergency access road that will link the new development through to Cessnock Road. This emergency access will be provided with collapsible bollards.

2.6 An area of public open space is to be provided on the north-east corner of the application site adjacent to the existing car park. Other small areas of open space are to be landscaped and amenity planting introduced. The site is partly affected by the presence of a former mine shaft and its zone of influence. The boundary limit of this area of influence is to be planted with trees and shrubs.

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

3.1 East Ayrshire Roads and Transportation Division states that the amended layout plan meets the requirements of the Division. The Division further states that it should be emphasised to the developer that the Roads Division will require the road surface water to be discharged into either a watercourse or sewer maintained by Scottish Water. Soakaway systems will not be acceptable to the Roads Division.

***The developer has been made aware of the comments of the Roads and Transportation Division.***

3.2 The Scottish Environment Protection Agency indicates that the proposal is of some concern as it is known that the existing consented overflows in this area are not functioning satisfactorily i.e. already discharging prematurely. SEPA would therefore require that Scottish Water provides a written assurance that the acceptance of the additional flow from this proposed development to the public sewer will be designed to ensure that there will be no deterioration in the operation of the consented storm overflows in the sewer network. Due to these concerns SEPA would request that planning permission be withheld until this issue is resolved to its satisfaction.

***The consultation response from Scottish Water indicates its objection to the proposed development unless the developer bears the cost of the increase in capacity of Scottish Water's infrastructure to accommodate the development; and/or promotes a scheme that does not compromise the quality and quantity of discharge from the existing sewerage system and which is in terms satisfactory to Scottish Water. In these circumstances it is considered appropriate to attach a suspensive condition to ensure that appropriate arrangements for the drainage of the site are agreed with Scottish Water prior to any works commencing on site.***

***Clearly, Scottish Water is not in a position at this stage to provide SEPA with the written assurance that there will be no deterioration in the operation of the consented storm overflows in the sewer network, pending formal drainage proposals being agreed with the developer. The suspensive condition would prevent any development taking place on site until both SEPA and Scottish Water are content with the drainage arrangements for the site.***

SEPA in addition asks that any planning permission granted includes a condition requiring the developer to treat surface water from the site in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland.

***The Roads and Transportation Division has indicated that soakaways will not be acceptable for the treatment and disposal of road surface water and this conflicts with the advice from SEPA. It is considered that a suspensive condition can be attached to any consent granted for the proposed development to ensure that appropriate details for the treatment and disposal of surface water are submitted to and approved by the Planning Authority prior to any works commencing on site. Such details would be subject to further consultation with the Roads and Transportation Division and SEPA.***

3.3 Scottish Water objects to this application whereby the proposed development drains to the public sewerage system. This is due to the cost of providing infrastructure to serve the development being outwith Scottish Water's 'reasonable cost' obligations in terms of the Sewerage (Scotland) Act 1968. Scottish Water would remove its objection if the applicant:

- (a) bears the cost of the increase in capacity of Scottish Water's infrastructure to accommodate the development; and/or
- (b) promotes a scheme that does not compromise the quality and quantity of discharge from the existing sewerage system and which is in terms satisfactory to Scottish Water,

***The applicant has been advised of the comments of Scottish Water. A suspensive condition can be attached to any consent granted for the proposed development to ensure that appropriate arrangements for the drainage of the site are agreed with Scottish Water and, as indicated above with SEPA, prior to any works commencing on site.***

3.4 East Ayrshire Outdoor Services Section has no objections to the proposed development. The Section would however ask that any maintenance account land that may be damaged by the proposed development should be re-instated to the satisfaction of the Section.

***A note can be attached to any consent granted for the proposed development to meet the requirements of the Outdoor Services Section.***

3.5 Hurlford and Crookedholm Community Council has not responded to the consultation letter at the time of writing this report.

***Noted.***

3.6 The Coal Authority indicates that within or within 20 metres of, the site there is one mine entry and that a prudent developer would seek appropriate technical advice before any works are undertaken on site.

***The presence of the mine entry is acknowledged within the submitted plans. A condition can be attached to any consent granted for the proposed development requiring the applicant to satisfy himself of the mineral stability of the development site.***

3.7 Transco and Scottish Power have no adverse comments to make on the proposed development.

***Noted.***

#### **4. REPRESENTATIONS**

4.1 Six letters of representation have been received objecting to the proposed development, with two letters having been submitted by one party and one letter from two signatories. The representations also include the objection raised by Scottish Water as indicated in paragraph 3.3 above. The main points of objection are summarised below.

4.2 We bought our house that directly overlooks the proposed development area having been attracted by the un-interrupted views over the surrounding

countryside. We believe that the development would severely obscure this view and this would obviously have an impact on the value of our property

***The loss of view and the alleged impact on the value of property are not material considerations in the determination of this development proposal and are not valid grounds of objection in planning terms.***

4.3 East Ayrshire Council is in the process of closing down children's play parks within Hurlford. This particular development area is one of the few remaining areas where young people can play. To deny them this area would surely only lead to their congregating on the streets. We read in the local papers all the problems that this leads to.

***While it is acknowledged that the proposed development will result in the loss of amenity open space, the principle of residential development of this site has already been established through a previous grant of planning permission for residential development which is still valid, and by the identification of the site for residential purposes in the recently adopted East Ayrshire Local Plan.***

4.4 Our local amenities, particularly the primary school and the sole doctor's surgery are already stretched to their capacity. Thirty units are to be built which suggests that flats will form part of the development. This could be another 30, 60, 90, 120 families all vying to be served by our stretched community, as well as adding to our poor employment record.

***It is not anticipated that the proposed development will result in any adverse impact on local services. The proposed development is for 30 residential units and the number of potential resident families above this number is a gross exaggeration on the part of the objector. There is no correlation between the proposed development and employment levels in the locality.***

4.5 The large number would add too much extra congestion to the already busy roads, not to mention the pollution, sewerage and related environmental problems that such a large number of families and properties would cause.

***The concerns of the objector have not been echoed by the Roads and Transportation Division in relation to traffic impacts. While Scottish Water has objected to the proposed development and SEPA has raised concerns regarding the drainage of the site, it is considered that these issues can potentially be resolved. Nonetheless it is considered that the applicant will require to demonstrate that these concerns have been resolved prior to any development commencing on site.***

4.6 The only access to this housing estate is not designed to withstand the onslaught of heavy plant vehicles. The main road to and from this access is very busy at any time of day. Increased traffic would be a danger during and after construction

***While it is accepted that there will require to be access afforded to heavy vehicles including plant and machinery, it is considered that with appropriate site management, there should be no significant or permanent adverse traffic safety impact arising from the proposed development. Traffic calming measures are to be introduced into the residential road layout.***

4.7 The designated area is not large enough to accommodate 30 units.

***The proposed development comprises a variety of house types including a small block of flatted units. These are comfortably accommodated within the development site while still providing adequate open space provision and car parking provision. A current consent exists for the erection of 29 houses.***

4.8 If this development does proceed, residents will be demanding a substantial reduction in community charge payments based on the disruption and permanent loss of amenity.

***The comments of the objector are not relevant to the determination of this application.***

4.9 There are a large number of children living in the area who have used this site as a play area and to build on it now would be a loss of this amenity as the children have enjoyed this for over thirty years.

***While it is acknowledged that the proposed development will result in the loss of amenity open space, the principle of residential development of this site has already been established through a previous grant of planning permission for residential development which is still valid, and by the identification of the site for residential purposes in the recently adopted East Ayrshire Local Plan.***

4.10 In the early 1970's local parents asked the local authority to install a play area on the site. The reason given for refusal was mine workings beneath the site made it unsafe.

***The mineral stability of the site is well recorded as indicated in the consultation response from the Coal Authority. The developer will require to investigate the mineral stability of the site and undertake appropriate measures to ensure that the development can be carried***

***out in a safe manner. No development is proposed within the zone of influence of the existing mine entry located within the application site.***

4.11 When Beazer Partnership Homes applied in July 1999, they proposed an exit/entrance to Cessnock Road. This would now, as it was then, an impossible situation with the amount of HGV traffic going in and out of the factory on it. At the moment traffic has to be halted to allow them to enter and exit onto the Mauchline Road.

***Under this previously approved scheme, an emergency only access was to be provided from the Lomond Avenue site onto Cessnock Road. Similarly under the present application, an emergency access link to Cessnock Road will be provided to include collapsible bollards to ensure use only in emergency situations.***

4.12 When this (Beazer) proposal was made, the Council agreed there would be an open meeting before any building would take place on this site.

***The comments of the objector are noted. However, the application site does have the benefit of a current planning consent for 29 houses and the site has now been identified within the development plan as a development opportunity site for residential development.***

4.13 There is an incompatibility between housing and existing industrial sites in close proximity. Annoyance factors may arise for new residents which they are not used to and which are impossible to ameliorate, such as goods deliveries and dispatches at unusual times, permanent lighting during hours of darkness, traffic volumes, noise at shift changeovers and residual industrial noise and smells.

***The proposed dwellings will be no closer to the adjacent industrial site than some existing dwellings in the locality of the application site. It is considered that the development of the application site for residential purposes is compatible with existing land uses.***

4.14 We have a good relationship with existing local residents and try to minimise inconvenience of industrial production and ensure we fall within statutory requirements. Nevertheless, we recognise that a manufacturing business located within a housing scheme can cause contentious issues to be raised by local residents and the more houses that are constructed, the greater the likelihood that these contentious issues will arise.

***The comments of the objector are noted and appreciated. Nonetheless, the fact remains that the principle of residential development of this site has already been established as indicated within this report.***

## 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 East Ayrshire Local Plan (2003).

### East Ayrshire Local Plan

5.2 The proposed development falls to be considered against Policy RES10 that states:

*The Council will require the provision of affordable low cost housing for sale on the sites identified as appropriate for such purposes in the Local Plan. Housing will be required to meet the Council's standards regarding design and layout.*

***The proposed development provides for a range of varying house types including the provision of special needs units. All of the units will provide for 'social housing' and will be exclusively rented accommodation. The design and layout of the proposed development is considered to be acceptable and meets the requirements of the Design Guidance in this regard.***

5.3 The site is also identified as a Development Opportunity Site in the Hurlford Proposals Map. Under Policy HURLFORD1 the Council will support residential development for 29 houses under the affordable housing category at Lomond Avenue.

***Although the proposal is for 30 residential units, the design and layout accommodates a flatted block of six residential units. The density of the development in this respect is acceptable and it is considered that there is no conflict with Policy HURLFORD1.***

***It is considered therefore that the proposed development is consistent with the provisions of the East Ayrshire Local Plan.***

## 6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS

6.1 The other principal material considerations relevant to the determination of the application are the consultation responses, the representations received and the planning history of the site.

## Consultations Responses

6.2 The consultation responses raise some concerns principally relating to the drainage of the site. However, it is considered that these concerns could be resolved and that in this instance the use of suspensive conditions would prevent development from taking place within the site until resolution of these concerns.

## Representations

6.3 It is considered that by the use of appropriate conditions, points of objection can be appropriately addressed with some points not considered to be valid planning objections.

## Planning History

6.4 An outline planning application (Ref. No. 98/0666/OL) for proposed residential development on the Lomond Avenue site was approved by the Development Services Committee on 09 February 1999 following referral of the application to the Scottish Ministers.

6.5 A subsequent detailed planning application (Ref. No. 99/0320/FL) for a residential development of 29 houses on the Lomond Avenue site was approved by the Development Services Committee on 25 August 1999. There is in effect a current consent for the erection of 29 dwellings on the current application site that is not due to expire until 25 August 2004.

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

7.1 Financial and legal implications for the Council in the determination of this application will arise through the sale and disposal of the land in the ownership of the Council. Although the Council has a financial interest in the proposed development, the development is consistent with the development plan and therefore the application will not require to be notified to the Scottish Ministers, should the application be approved.

## **8. CONCLUSIONS**

8.1 As indicated in section 5 of the report, the application is considered to be in accordance with the development plan. Therefore, given the terms of Section 25 and Section 37(2) of the Town and Country Planning (Scotland) Act 1997, the application should be approved unless material considerations indicate otherwise. As is indicated in Section 6 of the report, there are material considerations relevant to this application

8.2 In this instance, the planning history of the site is a significant material consideration in the determination of this application. A current valid planning consent exists for the erection of 29 dwellings on this site.

8.3 While there have been concerns raised by both Scottish Water and SEPA relating to the drainage of the site, it is considered that there are potential solutions to these concerns. In order to ensure that these concerns are adequately addressed by the developer, it is considered appropriate to impose a suspensive condition on any consent granted, requiring the developer to demonstrate resolution of these issues prior to any development taking place on site.

8.4 With respect to the representations made, the objectors, without exception, have failed to acknowledge the existence of the current valid full planning permission relating to the Lomond Avenue site or recognise that the principle of residential development of the site has been further reinforced by its designation as a residential development opportunity site within the recently adopted East Ayrshire Local Plan

8.5 Nonetheless, it is considered that the points of objection are either not valid grounds of objection, or can be addressed through the imposition of appropriate conditions on any consent granted for the proposed development, or run contrary to the established principle of residential development on the application site. The material considerations do not merit refusal of the application.

8.6 The proposed development, in terms of its density, layout and use of finishing materials is acceptable. Furthermore, the proposed development will provided a mix of accommodation types including special needs units in an exclusively rented accommodation market.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to the conditions listed 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 in terms of the principle of residential development on this site, the application will require to be referred to the Development Services Committee as this would represent a significant departure from the development plan.

**Alan Neish**  
**Head of Planning and Building Control**

04 June 2003

HM/HM

FV/DVM

### **LIST OF BACKGROUND PAPERS**

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Letters of Representation.
4. Consultation responses.
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).
7. Previous Applications 98/0666/OL and 99/0320/FL

Anyone wishing to inspect the above background papers should contact Mr. Hugh Melvin on 01563 555481.

***Implementation Officer: Dave Morris***

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No:  
02/0959/FL

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Location	Land at Lomond Avenue, HURLFORD
Nature of Proposal:	Proposed housing development providing 30 new dwellings
Name and Address of Applicant:	Shire Housing Association, Netherthird House, Netherthird CUMNOCK KA18 3DB
Name and Address of Agent	Taylor Associates, 17 Barns Street, AYR KA7 1XB

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DPO's Ref:  
PPO's Ref: Hugh Melvin

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 forms and plans received on 29 November 2002 and the amended site layout plan received by the Planning Authority on 15 May 2003.

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

2. No work shall commence on site until such time as the applicant has provided the Planning Authority with written confirmation from Scottish Water that there is in place adequate drainage infrastructure sufficient to accommodate the proposed dwellinghouses.

REASON -To ensure that adequate drainage is provided in the interests of public safety

3. No work shall commence on site until a scheme to deal with surface water drainage from the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be the subject of prior consultation with Scottish Water, the Scottish Environment Protection Agency and East Ayrshire Road and Transportation Division.

REASON -To ensure that adequate drainage is provided in the interests of public safety.

4. Prior to the commencement of any works on site, the applicant shall submit to and have approved by the Planning Authority, a landscaping scheme for the site. This scheme shall indicate the number and species of trees and shrubs to be introduced within amenity spaces within the development site. The scheme approved under this condition shall be implemented not later than the first planting season after the development has been carried out. The scheme shall also include provision for the future maintenance of landscaped areas within the development site.

REASON – To ensure that appropriate provision is made for landscaping within the site and for its future maintenance.

5. Prior to the commencement of works on site, the applicant shall submit to and have approved by the Planning Authority samples of the proposed external wall finishes, including colour of timber lining, and a sample of the roof finishes of the proposed dwellinghouses.

REASON – In the interests of residential amenity.

6. No dwellings within the proposed development site shall be occupied until the proposed traffic calming measures have been introduced.

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

7. Prior to the commencement of works on site, the applicant shall submit to and have approved by the Planning Authority details of screen fencing to be erected within the development site. In particular these details will require to address the screening of the private garden spaces associated with Plots 7,8,11 and 16 to 30 inclusive.

REASON – In the interests of residential and visual amenity.

8. The applicant shall take reasonable steps including the installation and effective use of a wheel washing facility within the site, to ensure that no mud or other debris is carried out from the site, onto the public road during the construction phase.

REASON – In the interests of public road safety.

9. During the construction of the dwellinghouses, no building or other operations shall take place on the site outwith the hours of 08:00 to 19:00 Monday to Saturday and not at any time on a Sunday.

REASON – In the interests of residential amenity.

10. Access to the site shall be taken via internal roads which comply with the Roads Development Guide 1996 and will require Construction Consent from East Ayrshire Roads and Transportation Division.

REASON – In the interests of public road safety.

11. Notwithstanding the provision of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992, any garages associated with the development shall be of permanent construction and finished in the same materials as the dwellinghouse to which they relate.

REASON – In the interests of visual amenity.

12. Prior to the commencement of works on site the applicant shall submit details of the means of securing the development site during the construction phase in the interests of public safety.

REASON – To restrict access to the development site in the interests of public safety.

13. Prior to the commencement of development on site, the applicant shall submit to and have approved by the Planning Authority details of the precautionary measures to be undertaken to the existing mine entry within the development site in the interests of site stability.

REASON – In the interests of public safety.

14. At no time shall the proposed emergency access be used by any vehicles other than emergency vehicles.

REASON – In the interests of public safety and residential amenity.

- **NOTES TO APPLICANT**

1. Prior to the commencement of development on site, the applicant should satisfy himself as to the suitability of the application site for construction purposes.
2. This consent does not involve the Council in the maintenance of open space.
3. The developer should make early contact with Scottish Water and the Scottish Environment Protection Agency to discuss drainage arrangements.
4. the developer should enquire that if any East Ayrshire Council maintenance account land is damaged as a result of the development, it is to be reinstated to the satisfaction of East Ayrshire Council.

**DUE TO ORDNANCE SURVEY REGULATIONS AND COPYRIGHT  
THE MAP IS AVAILABLE FOR VIEWING AT THE COUNCIL'S  
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