

**EAST AYRSHIRE COUNCIL**

**SOUTHERN LOCAL PLANNING COMMITTEE: 15 AUGUST 2003**

**03/0158/CA: PROPOSED PARTIAL DEMOLITION OF UPPER FLOOR  
FUNCTION ROOM AND OTHER REAR BUILDINGS INCLUDING GROUND  
FLOOR BAKERY AT THE ROYAL HOTEL, 1 GLAISNOCK STREET AND 2A  
BLACK BULL CLOSE, CUMNOCK**

**APPLICATION BY MR R KYLE**

**EXECUTIVE SUMMARY SHEET**

1.1 The proposed development does not involve any buildings original to the Royal Hotel. The applicant proposes to demolish the flat-roofed two storey infill extension housing a function suite at first floor level and a former bake house located at ground floor level, the adjoining two storey pitched roof building, the single storey pitched roof building at the eastern end of the site, and part of the single storey flat-roofed extension in the south-eastern corner of the site. A small former flour store silo of industrial character located within the application site has already been removed. The portions of the hotel directly abutting Black Bull Close, including the pitched roof building accommodating the bookmakers office, do not form part of the application site. It is understood that the applicant proposes to re-develop the site and indicative plans have been submitted which outline future proposals for the site.

**2. RECOMMENDATION**

**2.1 It is recommended that the application be approved subject to the notification of Historic Scotland under the terms of the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987, and 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 at Section 6 of the report, there are material considerations relevant to this application; however it is considered that these material considerations are not of sufficient weight to justify the refusal of the application.

3.2 On balance, it is considered that the buildings to which the application relates do not contribute positively to the character or appearance of either the original Royal Hotel building or the wider Conservation Area. Cumulatively and individually, the buildings are of little architectural merit and appear to have been developed and later altered on a piecemeal basis. The demolition of the buildings would also afford the applicant an opportunity to comprehensively and cohesively re-develop the site.

3.3 Whilst the demolition of non-listed buildings in Conservation Areas is not generally advocated where there are no agreed proposals for the redevelopment or re-use of the site it is considered that an appropriately worded condition attached to any Conservation Area Consent granted will serve to prevent demolition works from taking place until such time as a scheme of re-development for the site has been submitted to the Council as Planning Authority and granted planning permission, with contracts let for the development to commence. Such a condition will serve to ensure that, following demolition, the site will appear as a vacant 'gap' site for a minimal period of time, therefore minimising impact on the visual amenity of the Conservation Area.

3.4 Any future development proposals for the site will require to be assessed on their own merits against the terms of relevant development plan policy.

## **CONTRARY DECISION NOTE**

Should the Committee agree that the application be refused contrary to the recommendation of the Head of Planning and Building Control, the application will not require to be referred to the Development Services Committee because there will not be a significant departure from Council policy.

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

**Note: This document combines key sections of the associated report for quick reference and should not in itself be considered as having been the basis for recommendation preparation or decision making by the Planning Authority.**

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**APPLICATION BY MR R KYLE**

**Report by Head of Planning and Building Control**

**1. PURPOSE OF REPORT**

1.1 The purpose of this report is to present for determination an application for Conservation Area Consent which is to be considered by the Local Planning Committee under the scheme of delegation as the proposal involves the complete demolition of buildings located within Cumnock Conservation Area.

**2. APPLICATION DETAILS**

2.1 **Site Description:** The application site lies directly to the east of Black Bull Close within the centre of Cumnock Conservation Area. The buildings within the site form a courtyard which opens onto Black Bull Close with principal views into the site from Glaisnock Street and Gorbals Bridge the west. The buildings within the site are substantially screened to the south by the Craighead Inn and existing buildings along Townhead Street. To the north and east of the site, adjacent development also serves to partially screen the site. The open, surfaced area within the site is currently used for car parking.

2.2 A large two storey flat-roofed infill extension links onto the building which accommodates a bookmakers office, and is located to the north of the central car parking area. The lower floor of this extension is currently vacant and derelict with several boarded openings. A small flat-roofed single storey addition abuts the front elevation.

2.3 A derelict two-storey pitched roof building abuts the flat-roofed infill extension with the gable of the building facing onto the central car parking area. This building also appears vacant and derelict with openings boarded at ground floor level. A single storey flat-roofed extension adjoins within the north-eastern corner of the site.

2.4 To the east of the central car parking area, a single storey pitched roof building is located. The walls of this building are constructed of random rubble and patched with red facing brick. The roof is clad in slate. This building is in a poor state of repair. To the south of the central car parking area a single storey flat-roofed extension flanks the adjacent Craighead Inn.

2.5 **Proposed Development:** The proposed development does not involve any buildings original to the Royal Hotel. The applicant proposes to demolish the flat-roofed two storey infill extension housing a function suite at first floor level and a former bake house located at ground floor level, the adjoining two storey pitched roof building, the single storey pitched roof building at the eastern end of the site, and part of the single storey flat-roofed extension in the south-eastern corner of the site. A small former flour store silo of industrial character located within the application site has already been removed. The portions of the hotel directly abutting Black Bull Close, including the pitched roof building accommodating the bookmakers office, do not form part of the application site. It is understood that the applicant proposes to re-develop the site and indicative plans have been submitted which outline future proposals for the site.

### 3. CONSULTATIONS AND ISSUES RAISED

3.1 Cumnock Community Council has not responded at the time of writing this report.

*Noted.*

3.2 Historic Scotland has stated that they are not opposed to the demolition of the flat-roofed infill between the main part of the Hotel and the building identified as the Flour Store on the submitted drawings. Historic Scotland has commented that no proposals have been submitted for the redevelopment of the site exposed by the demolitions at the time of their response.

***Noted. The applicant has submitted indicative plans showing the future intentions for the site on 13 June 2003. Whilst the indicative plans submitted appear broadly acceptable, should Conservation Area Consent be granted, it would be prudent to apply a condition delaying the commencement of demolition works until such time as planning permission had been granted for an appropriate re-development of the site and contracts let. This would serve to ensure that the site would appear as a vacant 'gap' site for a minimal period of time, therefore minimising impact on the visual amenity of Cumnock Conservation Area.***

Historic Scotland has further suggested that the Flour Store should be retained until it is clear how the site will be re-developed. Historic Scotland has

recommended that any buildings in a conservation area which are clearly historic in form and construction should be retained until it is proven that this is not possible.

***The applicant submitted plans showing their future intentions for the site on 13 June 2003. Further, the applicant has submitted a statement dated 4 July 2003 from their Structural Engineer with regard to the 2 storey pitch-roofed building located within the site (which Historic Scotland refer to as the Flour Store). The applicant's Structural Engineer has noted that the 2 storey building is built of a mix of brick and stone, finished externally with a grey render, with timber floors and a pitched roof clad in slate. At present there is a significant structural opening at the first floor level of this building which links to the adjacent function room. This opening has weakened the overall structural integrity of the 2-storey pitch-roofed building. It is the opinion of the applicant's Structural Engineer that the proposed demolition of the surrounding buildings and the major alterations to the use and function of the 2 storey pitch-roofed building will serve to affect the structure of the building to the extent that it will become unstable. The applicant's Structural Engineer therefore recommends that the building is demolished to allow for a purpose-made building to be constructed in its place.***

***It would appear, given the above, that it would not be feasible to retain the building in question without prejudicing the overall scheme of demolition works proposed. Further, the building in question has been unsympathetically altered and, given its siting within the Conservation Area, it does not make a major contribution to the visual amenity of the Conservation Area nor is clearly historic in its current form.***

3.3 West of Scotland Archaeology Service has stated that demolition and the associated ground-clearance works in an area of archaeological sensitivity within the early settlement area of the medieval burgh of Cumnock raises a potentially significant archaeological issue. Because some degree of disturbance to underlying archaeological deposits may be caused by the demolition works and the construction of new buttresses which may be needed to support the remaining structures, the most appropriate way to deal with the archaeological issue would be through the attachment of an archaeological watching brief condition to any consent the Council is minded to grant. Such a condition would ensure that the developer builds into the demolition work a methodology to address the possibility of archaeological survival within the site, and that such archaeological remains would be recorded before their destruction.

***Noted. The West of Scotland Archaeology Service has drafted a condition which, if imposed, would meet with its satisfaction. In this***

***respect, an appropriately worded condition can be attached to any grant of Conservation Area Consent.***

3.4 The Architectural Heritage Society of Scotland has stated that they are concerned that the demolition of the bakery may not be justified particularly where there is no information on the future use of the cleared site. If there is to be redevelopment it seems appropriate that the bakery be retained and included in subsequent plans.

***Noted. The applicant submitted plans showing their future intentions for the site on 13 June 2003. Whilst the indicative plans submitted appear broadly acceptable, should Conservation Area Consent be granted, it would be prudent in the circumstances to apply a condition delaying the commencement of demolition works until such time as planning permission had been granted for an appropriate re-development of the site and contracts let. This would serve to ensure that, following demolition, the site would appear as a vacant 'gap' site for a minimal period of time, therefore minimising impact on the visual amenity of the Conservation Area. The ground floor bakery which forms part of the flat-roofed infill extension cannot be reasonably considered to be of any architectural merit in its current form.***

3.5 The Scottish Civic Trust has commented that it has no objection in principle to the demolition of the flat roofed infill extension. The Trust is concerned that the pitched roof building (the flour store) at the far end of the site may be more significant than it currently appears. Whilst its gable elevation is covered in a cement render and has had some modern windows introduced at first floor level, the roof is slated and it has quite a substantial chimney which would suggest that the building may be of some quality behind its outer skin and thus worthy of repair and restoration. The Trust would therefore recommend that this building and the adjacent single storey pitched roof building be properly surveyed to assess whether it is an older original part of the centre of Cumnock that would warrant retention.

***The information submitted by the applicant's Structural Engineer (see Section 3.3 of the report) indicates that it would not be feasible to retain the two storey pitched roof building in question without prejudicing the overall scheme of demolition works proposed. Further, the building in question has been unsympathetically altered and, given its siting within the Conservation Area, it does not make a major contribution to the visual amenity of the Conservation Area nor is clearly historic in its current form.***

3.6 Scottish Water has no objection to the application. During the course of demolition works, if the applicant is aware of, or discovers, any public sewers or

water mains affected by their works, Scottish Water Developer Services should be notified immediately.

***Noted. An appropriately worded note can be attached to any grant of Conservation Area Consent to make the developer aware of the requirements of Scottish Water.***

3.7 Scottish Power has no objection to the proposed works. Scottish Power have apparatus within and adjacent to the site which may require alteration or protection, depending on the extent of the development. The developer should advise Scottish Power if their proposed works are likely to affect Scottish Power apparatus.

***Noted. Appropriately worded notes can be attached to any grant of Conservation Area Consent to make the developer aware of the requirements of Scottish Power.***

3.8 East Ayrshire Council Roads and Transportation Division has commented that the closure of Black Bull Close would be advisable in the interests of public safety while works are on going. A closure order may be required if the proposed works are likely to last more than 5 days. A road opening permit will also be required for any works located within the public road boundary.

***Noted. Appropriately worded notes can be attached to any grant of Conservation Area Consent to make the developer aware of the requirements of East Ayrshire Council Roads and Transportation Division.***

3.9 The Scottish Environment Protection Agency (SEPA) has stated that they have no objections in principle to the proposed development provided that the following procedures are adhered to during works:-

(i) All demolition work should be undertaken in line with SEPA's Pollution Prevention Guidelines (PPG6). Particular care should be taken to prevent substances such as oil entering surface water drains which may be connected to nearby watercourses.

(ii) All waste generated from the proposed demolition works must be disposed of in accordance with the Waste Management Licensing Regulations 1994 (as amended). Any special waste arising from the demolition, such as asbestos, must be treated as a special waste and disposed of in line with the Special Waste Regulations 1996 (as amended) to a suitably licensed facility.

***Noted. Appropriately worded notes can be attached to any grant of Conservation Area Consent to make the developer aware of the requirements of SEPA.***

3.10 Transco has stated that it may be necessary to take measures to protect or divert Transco pipelines and/or apparatus within the site during works. The developer should contact the local Transco Operations Office to discuss in detail what these measures will involve. A site meeting will be required with Transco prior to the commencement of works on site.

***Noted. Appropriately worded notes can be attached to any grant of Conservation Area Consent to make the developer aware of the requirements of Transco.***

#### **4. REPRESENTATIONS**

4.1 No letters of representation have been received with regard to the proposed development.

#### **5. ASSESSMENT AGAINST DEVELOPMENT PLAN**

5.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of this application the development plan comprises the Approved Ayrshire Joint Structure Plan (1999) and the Adopted East Ayrshire Local Plan (2003).

##### Adopted East Ayrshire Local Plan 2003

5.2 Policy ENV 2 states that the Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties, throughout the area. There will be a presumption against the demolition or partial demolition of all such properties.

***The buildings are positioned to the rear of the Royal Hotel and comprise a piecemeal collection of modern additions of little merit and unsympathetically altered original buildings. The buildings do not make a positive contribution to the amenity of the Conservation Area in their current form. Indicative plans have been submitted by the applicant showing a proposed new development on the site. Whilst a formal planning application has yet to be submitted in respect of any new development on the site, it is considered a more sympathetic extension to the Royal Hotel could be facilitated as a result of the proposed demolition. An appropriately worded condition can be attached to ensure that the demolition work proposed does***

***not commence until such time as contracts have been let for an acceptable redevelopment of the site which has been granted planning permission.***

5.3 Policy ENV 4 states that the Council will seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. Wherever possible, all proposals should seek to preserve, enhance or incorporate features which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

***It is not considered that the buildings proposed to be demolished contribute positively to the character or appearance of either the original Royal Hotel building or the wider Conservation Area. Any future development proposals for the site would require to be assessed against the terms of this policy in addition to all other relevant development plan policies relating to new development within Conservation Areas.***

## **6. ASSESSMENT AGAINST OTHER MATERIAL CONSIDERATIONS**

6.1 The other principal material considerations relevant to the determination of the application are the consultation responses, and the Memorandum of Guidance on Listed Buildings and Conservation Areas.

### Consultation Responses

6.2 As discussed in Section 3 of the Report, it is not considered that the consultation responses preclude the granting of Conservation Area Consent subject to appropriately worded conditions and notes to the applicant being attached to any Consent issued.

### Memorandum of Guidance on Listed Buildings and Conservation Areas

6.3 Section 4.26 of the Memorandum states that:

*The demolition of even a single building and the construction of a new building or buildings in its place could result in the character or appearance of a conservation area, or part of it, being severely prejudiced. In such circumstances, the whole purpose of designating the conservation area could be undermined. Many conservation areas include listed buildings but many other buildings in those areas, while not in isolation worthy of listing, may nevertheless contribute to the character of the area as a whole.*

***As discussed, it is not considered that the buildings in question contribute positively to the character of the Conservation Area as a whole. It should be noted that none of the buildings which are the subject of the proposed demolition works are listed buildings. It is accepted that a poorly designed redevelopment of the site could have the potential to detract from the visual amenity and character of the Conservation Area. Additionally, the presence of a cleared and vacant 'gap' site would also fail to contribute positively to the character and appearance of the Conservation Area. Consequently, it would be prudent in the circumstances to apply a condition delaying the commencement of the proposed demolition works on site until such time as planning permission had been granted for an appropriate re-development of the site and contracts let.***

6.4 Section 4.28 of the Memorandum states that:

*In deciding whether consent should be granted, planning authorities should take account of the importance of the building to the character or appearance of any part of the conservation area, and of proposals for the future of the cleared site. If the building is considered to be of any value, either in itself or as part of a group, a positive attempt should always be made by the planning authority to achieve its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated. In some cases, demolition may be thought appropriate, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult.*

***Cumulatively and individually, the buildings are of little architectural merit and appear to have been developed and later altered on a piecemeal basis. The building group makes little positive contribution to the character of the Conservation Area. Additionally, the applicant's Structural Engineer has indicated that the structural condition of the 2 storey pitch-roofed building is such that its isolated retention is not feasible without prejudicing the overall scheme of demolition works proposed. The applicant has indicated that it is their intention to re-develop the site. The demolition of the buildings would afford the applicant an opportunity to comprehensively and cohesively re-develop the site.***

6.5 Section 4.29 of the Memorandum states that:

*In instances where demolition is to be followed by re-development of the site, consent to demolish should in general be given only where there are acceptable proposals for the new building. Detailed plans for an acceptable replacement building should be available before conservation area consent is granted for*

demolition, particularly where the building to be demolished is of architectural value, either in itself or as part of a group, or occupies an important site within the conservation area.

***The site is located centrally within Cumnock Conservation Area. As a result, any proposed development of the site has the potential to impact significantly on the character of the Conservation Area. The applicant submitted plans showing their future intentions for the site on 13 June 2003. Whilst the indicative plans submitted appear broadly acceptable, should Conservation Area Consent be granted, it would be prudent to apply a condition delaying the commencement of demolition works until such time as planning permission has been granted for an appropriate re-development of the site and contracts let. This would serve to ensure that, following demolition, the site would appear as a vacant 'gap' site for a minimal period of time, therefore minimising impact on the visual amenity of the Conservation Area.***

6.6 Section 4.30 of the Memorandum states that:

*Where a developer proposes not to rebuild but to use the cleared area for parking, access or amenity purposes, the authority should consider whether these purposes are reasonable, and whether the existence of an area of ground without buildings will be in character with the current building density in the conservation area.*

***It is understood that the applicant intends to redevelop the site should Conservation Area Consent be granted for the proposed demolition works. It is considered that redevelopment of this site would be preferable to the existence of an open space without buildings which would detract from the visual amenity of the Conservation Area.***

6.7 Section 4.31 of the Memorandum states that:

*In the past, unsightly gaps have appeared in conservation areas as a result of premature demolition, and have resulted in unsatisfactory development, allowed primarily to fill those gaps. To avoid this happening, planning authorities are requested to consider the long term future of a particular site rather than considering the reasons for demolition in isolation. Where redevelopment is proposed and consent for demolition is granted, authorities should attach a condition prohibiting demolition until contracts have been let for an acceptable redevelopment of the site which has been granted planning permission.*

***The applicant has submitted plans showing their future intentions for the site. Whilst the indicative plans submitted appear broadly***

***acceptable, should Conservation Area Consent be granted, it would be prudent to apply a condition delaying the commencement of demolition works until such time as planning permission had been granted for an appropriate re-development of the site and contracts let. This would serve to ensure that, following demolition, the site would appear as a vacant 'gap' site for a minimal period of time, therefore minimising impact on the visual amenity of the Conservation Area.***

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

7.1 There are no financial or legal implications for the Council in the determination of this application.

## **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 at Section 6 of the report, there are material considerations relevant to this application; however it is considered that these material considerations are not of sufficient weight to justify the refusal of the application.

8.2 On balance, it is considered that the buildings to which the application relates do not contribute positively to the character or appearance of either the original Royal Hotel building or the wider Conservation Area. Cumulatively and individually, the buildings are of little architectural merit and appear to have been developed and later altered on a piecemeal basis. The demolition of the buildings would also afford the applicant an opportunity to comprehensively and cohesively re-develop the site.

8.3 Whilst the demolition of non-listed buildings in Conservation Areas is not generally advocated where there are no agreed proposals for the redevelopment or re-use of the site it is considered that an appropriately worded condition attached to any Conservation Area Consent granted will serve to prevent demolition works from taking place until such time as a scheme of re-development for the site has been submitted to the Council as Planning Authority and granted planning permission, with contracts let for the development to commence. Such a condition will serve to ensure that, following demolition, the site will appear as a vacant 'gap' site for a minimal period of time, therefore minimising impact on the visual amenity of the Conservation Area.

8.4 Any future development proposals for the site will require to be assessed on their own merits against the terms of relevant development plan policy.

## **9. RECOMMENDATION**

**9.1 It is recommended that the application be approved subject to the notification of Historic Scotland under the terms of the Listed Buildings and Buildings in Conservation Areas (Scotland) Regulations 1987, and 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, the application will not require to be referred to the Development Services Committee because there will not be a significant departure from Council policy.

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

29 July 2003  
RD/RD  
FV/AN

## **LIST OF BACKGROUND PAPERS**

1. Application Form and Plans.
2. Statutory Notices and Certificates.
3. Consultation responses.
5. Adopted East Ayrshire Local Plan (2003).
6. Approved Ayrshire Joint Structure Plan (1999).
7. Memorandum of Guidance on Listed Buildings and Conservation Areas.
8. Letter submitted by applicants Structural Engineer.
9. Indicative plans for future redevelopment of the site submitted by the applicant.

Anyone wishing to inspect the above background papers should contact Robert Duncan on 01563 555483.

**Implementation Officer: Dave Morris**

Form TP24A

TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997

Application No: 03/0158/CA

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Location	Royal Hotel, 1 Glaisnock Street & 2A Black Bull Close Cumnock KA18 1BW
Nature of Proposal:	Proposed partial demolition of upper floor function room and other rear buildings including ground floor bakery
Name and Address of Applicant:	Mr R Kyle 27 Barony Road Auchinleck KA18 2LL
Name and Address of Agent	N/A

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

The above Conservation Area Consent application should be granted subject to the following conditions:-

1. Prior to the commencement of the demolition hereby approved, a scheme of re-development for the site shall have been submitted to the Council as Planning Authority and granted planning permission, with contracts let for the development to commence. Such a planning application shall provide for a comprehensively well-designed scheme which in design and materials is compatible with the surrounding townscape of the Conservation Area.

REASON – In the interests of the visual amenity of the Conservation Area

2. Notwithstanding the terms of the above condition, works on site shall not be carried out prior to 0900 hours and after 1700 hours on Mondays to Saturdays, and not at any time on Sundays.

REASON – To prevent noise and disturbance extending into hours during which other sources of noise have subsided, in the interest of residential amenity

3. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the planning authority, during development work. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record and recover items of interest and finds. Terms of reference for the watching brief will be supplied by the West of Scotland Archaeology Service. The name of the archaeological organisation retained by the developer shall be given to the

planning authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences.

REASON - To ensure that appropriate archaeological work is undertaken before the development commences within an archaeologically sensitive area

4. All wastes arising from the proposed demolition works shall be timeously removed from the site and disposed of in an appropriate licensed waste disposal facility, to the satisfaction of the Planning Authority.

REASON – In the interests of amenity.

### **Notes to applicant**

1. Prior to the commencement of demolition works on site, the applicants should submit details of their proposals for traffic management during the progression of the approved works. The applicants should be aware that if, in discussion with the Council's Roads and Transportation Division, it is concluded that closure of Black Bull Close is required, a closure order may be required if the proposed works are likely to last more than 5 days. A road opening permit will also be required for any works proposed within the public road boundary.

2. East Ayrshire Council Roads and Transportation Division can be contacted at East Ayrshire Council Offices, Lugar, KA18 3JQ, Tel 01563 555 330.

3. The West of Scotland Archaeology Service can be contacted at 20 India Street, Glasgow, G2 4PF, Tel 0141 287 8334.

4. During the course of demolition works, if the applicant is aware of, or discovers, any public sewers or water mains affected by their works, Scottish Water Developer Services should be notified immediately, Tel 0845 601 8855.

5. Scottish Power have apparatus within and adjacent to the site which may require alteration or protection, depending on the extent of the development. The developer should advise Scottish Power if their proposed works are likely to affect Scottish Power apparatus, Tel 0141 567 4152.

6. All demolition works should be undertaken in line with SEPA's Pollution Prevention Guidelines (PPG6). Particular care should be taken to prevent substances such as oil entering surface water drains which may be connected to nearby watercourses.

7. All waste generated from the proposed demolition works must be disposed of in accordance with the Waste Management Licensing Regulations 1994 (as amended). Any special waste arising from the demolition, such as asbestos, must be treated as a special waste and disposed of in line with the Special Waste Regulations 1996 (as amended) to a suitably licensed facility. SEPA can be contacted at 31 Miller Road, Ayr, KA7 2AX, Tel 01292 294 000.

8. It may be necessary to take measures to protect or divert Transco pipelines / apparatus within the site during works. The developer should contact the local Transco Operations Office to discuss in detail what these measures will involve. A site meeting will be required with Transco prior to the commencement of works on site. Transco can be contacted at 95 Kilbirnie Street, Glasgow, G5 8JD, Tel 0845 723 1243.

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