

REGULATORY PANEL

Minutes of Meeting in County Buildings, Ayr and held remotely
on 8 December 2021 at 10:00 a.m.

Present: Councillor Brian Connolly

Present Remotely: Councillors Ian Cavana, Alec Clark, Ian Fitzsimmons, Mary Kilpatrick, Craig MacKay, Brian McGinley and Margaret Toner.

Apology: Councillor Iain Campbell

Attending: K. Briggs, Service Lead – Legal and Licensing; A. McGuinness – Coordinator (Planning Strategy); A. Edgar – Supervisory Planner; J. McClure – Committee Services Lead Officer; and E. Moore, Clerical Assistant .

Attending Remotely: G. Cockburn, Service Lead – Education Support Services; D. Clark - Supervisory Planner, F. Sharp – Supervisory Planner; G. Senior, Ayrshire Roads Alliance; and F. Maher – Temporary Committee Services Officer.

Also Attending Remotely: Various applicants/agents and interested parties to address the Panel.

1. Welcome/Sederunt/Declarations of Interest

The Chair welcomed everyone present to the meeting and took the Sederunt.

In terms of Council Standing Order No. 17 and the Councillors' Code of Conduct, Councillor Mackay declared an interest in item 3 (4) of this Minute as he had had a previous involvement in this application.

2. Minutes of Previous Meeting

The Minutes of 9 November and 11 November 2021 (issued) were submitted and approved.

3. Planning Applications

There were submitted reports (issued) of 8 December 2021 by the Director – Place on planning applications for determination.

The Panel considered the following applications:

- (1) 21/00919/APP – AYR – 35 Racecourse Road** - Alterations and extension to existing hospice, including a change of use of dwellinghouse to form office and change of use of garden ground to extended hospice, landscaping, formation of access and parking, relocation of ancillary accommodation and associated development.

21/00918/LBC - AYR – 35 Racecourse Road – Alterations and Extension to Listed Building and alterations to Listed Building.

Decided:- to approve application (Ref: 21/00919/APP) subject to the following conditions:

- (1) that the development hereby granted shall be implemented in accordance with the approved plans as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (2) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture shall be submitted for the prior written approval of the Planning Authority;
- (3) that before any works start on site, detailed landscape plans at a recognised metric scale shall be submitted for the prior written approval of the Planning Authority. Plans shall be accompanied by a planting schedule which details the genus, species and variety or cultivar of all plants, bulbs, seeds and turf. The size and specification of all plant material shall be detailed, together with total plant numbers and densities per m². The location of all plant material shall be clearly identified on the landscape drawing. Ground preparation methods, topsoil quality and depth, planting methods, hole sizes and other materials such as mulches and stakes shall also be specified. Construction details for paved or other hard surfaces shall be provided together with details of any fences for inclusion as part of the landscape scheme. The scheme as approved shall be implemented within 6 months / first planting season following the completion or occupation of the development, whichever is the sooner. The open space/landscaped area shall be retained as open space and to this approved standard;
- (4) that the existing trees, other than those agreed or approved for removal, shall be retained and protected in accordance with the current British Standards (5837:2012, or as updated) regarding Trees in relation to Construction, to the satisfaction of the Planning Authority;
- (5) that before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery;
- (6) that, prior to the commencement of development, details shall be provided for the prior written approval of the Planning Authority of a compensatory tree replanting schedule, which shall provide a minimum ratio of 63% as compensation for the trees lost as a consequence of the development. Details of the compensatory planting shall include details of the genus, species, size/ height (at time of planting), number, density and location of the compensatory replanting. Thereafter the compensatory replanting shall be provided as per the agreed specification, within 6 months / first planting season following the completion or occupation of the development, whichever is the sooner, and thereafter shall be retained to this approved standard;

- (7) that, prior to the commencement of development, an operating plan shall be submitted for the prior written approval of the Council as Planning Authority, in conjunction with the Ayrshire Roads Alliance. The operating plan shall include details of the operational, monitoring, management and implementation arrangements of the new access at Ronaldshaw Park, including ambulance access to the in-patient unit, vehicular access to the mortuary, staff parking, and measures to deter general public access, including, the provision of a controlled entry system, which shall be operational prior to the first use of the extended facility. Thereafter, the operational plan shall be implemented, monitored and managed as per the agreed operating plan, which shall ensure for the lifetime of the development;
- (8) that, prior to the commencement of development, details shall be submitted for the written approval of the Planning Authority, of an alternative colour scheme for the external walls of the 'Wee House'. Thereafter, the development shall be implemented as per the agreed specification;
- (9) that if the use/ operation of the existing hospice facilities at the site ceases the ancillary residential building shall be removed from the site, and the site restored to its former condition in accordance with a written specification, including a timescale within which the works shall be implemented, to be submitted for the prior written approval of the Planning Authority. The restoration specification shall be submitted within 2 months of the date of this planning approval;
- (10) that the ancillary residential accommodation shall form part of the single planning unit associated with the Ayrshire Hospice, as defined on the approved drawings, unless granted planning permission for a sub-division of the plot;
- (11) that, prior to the commencement of development, details shall be submitted for the written approval of the Planning Authority, of the boundary treatment between the site, and neighbouring properties in the eastern portion of the site. Thereafter, the boundary treatment shall be implemented as per the agreed specification;
- (12) that, prior to the commencement of development, details shall be submitted for the written approval of the Planning Authority, of the materials used in the alterations to, and restoration of the former coach house and dovecot. Thereafter, the development shall be implemented as per the agreed specification;
- (13) that there shall be no visiting members of the public to the building at 15 Ronaldshaw Park;
- (14) that, prior to the commencement of development, details shall be submitted for the written approval of the Planning Authority, of the materials used in the formation of the new access at Ronaldshaw Park. Thereafter the access shall be formed as per the agreed specification;
- (15) that, prior to the commencement of development, a method statement shall be submitted for the written approval of the Planning Authority, of the alterations to the boundary walls, which shall include details of the formation and finishing

- of all affected boundary walls. Thereafter, the development shall be implemented as per the agreed specification;
- (16) that, the recommendations as contained in section 4 of the Ecological Constraints Report shall be adhered to, to the satisfaction of the Council as Planning Authority;
 - (17) that the parking arrangements shall be as per the submitted and approved parking plan;
 - (18) that the primary means of servicing the site shall be via Racecourse Road, with access via Ronaldshaw Park being controlled via an operating plan agreed with the Planning Authority and Ayrshire Roads Alliance;
 - (19) that before occupation of the development a Travel Plan shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by single occupancy private car trips. The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan;
 - (20) that the private access shall be surfaced for a minimum of 10 metres as measured from the rear of the public roadway, prior to operation. Precise detail and specifications of the required surfacing shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site;
 - (21) that the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site;
 - (22) that the proposed access from Ronaldshaw Park shall be constructed in accordance with the specifications in the Council's National Roads Development Guide and be a minimum of 4 metres wide over the initial 10 metres as measured from the rear of the public roadway and have appropriate control measures in place to prevent unauthorised vehicles from using the access. Control measures shall be set back a minimum of 10 metres from the rear of the public footway/ roadway, and open inwards away from the public roadway. Precise details of the access arrangement and associated control measures shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site and thereafter shall be implemented as approved;
 - (23) that, prior to the commencement of development, details of any external acoustic mitigation measures shall be submitted for the written approval of the Planning Authority, in conjunction with the Council's Environmental Health Service. Thereafter, the development shall be implemented as per the agreed specification; and
 - (24) that the extended hospice facility hereby approved shall be utilised as per the approved drawings, and shall exclude any sub-letting of the premises for separate community use.

Reasons:

- (1) To ensure that the work is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In the interests of visual amenity.
- (3) In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
- (4) In the interests of visual amenity and to ensure that all trees worthy of retention are satisfactorily protected before and during works on site.
- (5) In order to ensure that no damage is caused to the existing trees during development operations.
- (6) In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality, and to provide compensatory replanting.
- (7) In the interest of residential amenity.
- (8) In the interests of visual amenity.
- (9) The proposals are intended to provide ancillary facilities for the operation of the hospice only.
- (10) To clarify the terms of this permission.
- (11) In the interests of residential amenity.
- (12) In the interests of visual amenity, and the maintenance and enhancement of the listed buildings.
- (13) In the interests of residential amenity.
- (14) In the interests of visual amenity, and the character and appearance of the conservation area.
- (15) In the interests of visual amenity, and the character and appearance of the conservation area.
- (16) In the interests of nature conservation.
- (17) To confirm the extent and location of parking provision.
- (18) To confirm the primary service arrangements for the development.
- (19) To encourage sustainable means of travel.
- (20) In the interest of road safety and to ensure an acceptable standard of construction.
- (21) In the interest of road safety and to avoid the discharge of water onto the public road.
- (22) In the interest of road safety and to ensure an acceptable standard of construction.
- (23) In the interest of residential amenity.
- (24) To clarify the terms of this permission.

Advisory Notes:

- (1) That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site.
- (2) The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
- (3) In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.

- (4) The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.

List of Determined Plans:

Drawing - Reference No (or Description): 19036- ASL- XX- 00- DR- A- 0001
Drawing - Reference No (or Description): 219036- ASL- XX- 00- DR- A- 0050
Drawing - Reference No (or Description): 219036- ASL- XX- 00- DR- A- 0101
Drawing - Reference No (or Description): 219036- ASL- XX- 00- DR- A- 0110
Drawing - Reference No (or Description): 219036- ASL- XX- 00- DR- A- 0150
Drawing - Reference No (or Description): 219036- ASL- XX- 00- DR- L- 0011
Drawing - Reference No (or Description): 219036- ASL- XX- 01- DR- A- 0002
Drawing - Reference No (or Description): 219036- ASL- XX- 01- DR- A- 0051
Drawing - Reference No (or Description): 219036- ASL- XX- 01- DR- A- 0102
Drawing - Reference No (or Description): 219036- ASL- XX- 01- DR- A- 0111
Drawing - Reference No (or Description): 219036- ASL- XX- 02- DR- A- 0004
Drawing - Reference No (or Description): 219036- ASL- XX- 02- DR- A- 0113
Drawing - Reference No (or Description): 219036- ASL- XX- B1- DR- A- 0052
Drawing - Reference No (or Description): 219036- ASL- XX- DR- A- 0003
Drawing - Reference No (or Description): 219036- ASL- XX- DR- A- 0103
Drawing - Reference No (or Description): 219036- ASL- XX- DR- A- 0112
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0010
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0120
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0121
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0122
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0123
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0130
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0135
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0140
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 0005
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 0053
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 0100
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 0104
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 1000
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 1001
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 1002
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 1003
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 1004
Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 1005
Drawing - Reference No (or Description): 219036_ASL_XX_ZZ_DR_A_0000 Location plan
Drawing - Reference No (or Description): 219036_ASL_XX_ZZ_DR_A_0000 Site plan existing

Reason for Decision

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Decided:- to approve application (Ref: 21/00918/LBC) subject to the following conditions:

- (1) that the works hereby granted Listed Building Consent shall be implemented in full accordance with the approved plan(s) as listed below unless a variation required by a condition of the consent has been agreed in writing by the Planning Authority;
- (2) that, prior to the commencement of development, details shall be submitted for the written approval of the Planning Authority, of the materials used in the alterations to, and restoration of the former coach house and dovecot. Thereafter, the development shall be implemented as per the agreed specification; and
- (3) that, prior to the commencement of development, details shall be submitted for the written approval of the Planning Authority, of the materials used in the formation of the new access at Ronaldshaw Park. Thereafter the access shall be formed as per the agreed specification.

Reasons:

- (1) To ensure that the work is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In the interests of visual amenity, and the maintenance and enhancement of the listed buildings.
- (3) In the interests of visual amenity, and the character and appearance of the conservation area.

List of Determined Plans:

Drawing - Reference No (or Description): 19036- ASL- XX- 00- DR- A- 0001
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Drawing - Reference No (or Description): 219036- ASL- XX- 02- DR- A- 0004
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Drawing - Reference No (or Description): 219036- ASL- XX- B1- DR- A- 0052
Drawing - Reference No (or Description): 219036- ASL- XX- DR- A- 0003
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Drawing - Reference No (or Description): 219036- ASL- XX- DR- A- 0112
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0010
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Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0122
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0123
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0130
Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0135

Drawing - Reference No (or Description): 219036- ASL- XX- XX- DR- A- 0140
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Drawing - Reference No (or Description): 219036- ASL- XX- ZZ- DR- A- 1005
Drawing - Reference No (or Description): 219036_ASL_XX_ZZ_DR_A_0000 Location plan
Drawing - Reference No (or Description): 219036_ASL_XX_ZZ_DR_A_0000 Site plan existing

Reason for Decision

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Variation in Order of Business.

In terms of Council Standing Order No. 13(3), the Panel agreed to vary the order of business as hereinafter minuted.

- (2) 20/00970/PPPM – Ailsa Hospital, Ayr** - Planning permission in principle for mixed use residential (circa 250 dwellings) and neighbourhood/commercial development (class 1 retail, class 2 professional services, class 3 (including sui generis) good and drink, class 8 care home, class 9 residential (sui generis flats), class 10 creche, access, car parking, servicing and associated works.

The Case Officer asked Members to note that in Section 4 of the Report, the reference to Appendix A should read Annex A and in Section 9, the reference to Annex 1 should read Annex A.

Decided: that the Director of Place be granted delegated powers to approve the application subject to the following conditions and subject to the conclusion of a legal agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 covering the matters listed in Annex A to the report:-

Conditions

Matters to be included in AMSC applications

- (1) That applications for Approval of Matters Specified in Conditions shall include full details of the proposed development, including the siting, design and external appearance of all buildings, means of access, roads, footpaths and cycleways, landscaping measures, SUDS and any other matters specified in conditions below.

Approved Plans

(2) This permission in principle relates to the plans listed below unless a variation is required by a condition of the permission or a non-material change has been agreed in writing by the Planning Authority.

Indicative Layout and Scale of Development

(3) The indicative layout shown on drawing L003 rev H "Proposed Site Plan" is not hereby approved. The first Approval of Matters Specified in Conditions application shall include a revised layout which takes full cognisance of the overall strategic development framework for South East Ayr required by condition 4 of this permission. The scale of development approved in this planning permission is as follows:

i. Residential

The total number of dwellings to be developed throughout the site shall indicatively comprise circa 250 residential units.

ii. Commercial

Circa 6 units with a combined floorspace of 742 sq.m containing a mix of Class 1, 2, 3 and 10 uses as defined by the Schedule to the Town and Country Planning (Use Classes)(Scotland) Order 1997. The total amount of retail floorspace (Class 1) shall not exceed 742 sq.m

iii. Care Home

A class 8 care home with an indicative capacity for 65 beds

Strategic Development Framework (Masterplan and Infrastructure Delivery Plan) for Wider South East Ayr

(4) Prior to the submission of the first Approval of Matters Specified in Conditions application a strategic development framework which incorporates an indicative master plan for the whole of South East Ayr allocation (AYR4), a development phasing plan and a programme for the delivery of key infrastructure shall have been submitted to and approved by the Planning Authority. The strategic development framework shall have regard to the Supplementary Guidance: Housing Site Design Briefs for Land at South East Ayr (AYR4) and shall include, but shall not be limited to, the following:

- i. indicative layout of all roads, bridges, footways, cycleways and car and cycle parking, bus routes and stops, road layouts, and servicing areas;
- ii. indicative location and size of parks and other public open spaces;
- iii. the indicative identification of individual development parcels for a primary school, neighbourhood shops and community facilities to serve the local area, business facilities and/or land, land for a rail halt, market housing and affordable housing, showing the orientation of buildings and identifying focal buildings etc;
- iv. the standoff distance to be applied in any phase from the gas pipelines;
- v. an indicative movement strategy for pedestrians and cycles through the site that provides a network of formal and recreational footpaths and cycleways across the site, linking to core green infrastructure of burns, habitat corridors

- and the line of the Ayr-Stranraer rail line. The movement strategy shall also outline the network of public roads and demonstrate priority for high quality place-making with pedestrian/cycle, as the dominant mode of transport; and
- vi. indicative re-grading proposals of any land to accommodate the development. (Any proposals for re-grading shall reflect the natural topography of the area).
 - vii. the principles to be applied to the design of the layout and building design and high-quality place making
 - viii. indicative details of high-quality pedestrian/vehicle links between different phases of development and especially links between and into Corton/Alton/Cockhill both over and under the Ayr-Stranraer rail line;
 - ix. indicative details of high-quality pedestrian and cycle links across the A77 to provide a safe and attractive means of connecting SE Ayr to Ayr
 - x. Details of a scheme to ensure the provision of affordable housing for rent within each phase of the development
 - xi. Details of a scheme to provide business facilities and/or land
 - xii. A phasing plan indicating the sequence of development including the stages at which key road and community infrastructure will be delivered
 - xiii. A comprehensive inventory of the infrastructure consequences of the development and a scheme for ensuring delivery of key infrastructure within identified and agreed timescales and phases of development. Such details shall include a mechanism for an agreed proportionate contribution to the cost of providing key infrastructure for each phase of the South East Ayr development. For the avoidance of doubt, key infrastructure includes a primary school, neighbourhood shops, community facilities, a minimum of two pedestrian and cyclist overbridges across the A77, business land and/or buildings and the A77 road infrastructure upgrading works required by conditions 8, 9 and 10 of this permission.

Development Brief / Design Code for Application Site

- (5) The first Application for Approval of Matters Specified in Conditions shall include a Development Brief / Design Code for the entire Glenparks site. The Development Brief / Design Code shall have full regard to the Scottish Government's published guidance "Creating Places: A Policy Statement on Architecture and Place for Scotland" or any subsequent updated policy guidance and to the overall masterplan for South East Ayr required under condition 4 of this permission.

Programme of Development for Application Site

- (6) The first Application for Approval of Matters Specified in Conditions shall include a detailed phasing plan showing the exact sequences of development for each proposed land use, any land engineering works, the provision of infrastructure, hard and soft landscaping, open space, equipped play areas, footpaths, cycleways, SUDS features and the scale and distribution of affordable housing within the current application site. The development shall be implemented in accordance with the approved phasing plan unless otherwise agreed in writing with the Council as planning authority.

Provision of Primary School Facilities

- (7) There shall be no commencement of development on the site until there is a scheme approved by the Planning Authority for the delivery, within a specified time period, of a primary school within the South East Ayr masterplan area to serve the SE Ayr area

A77 Trunk Road Improvements

- (8) Prior to occupation of any part of the proposed development hereby permitted, an overbridge of the A77(T) shall be constructed at a location to be agreed adjacent to the Bankfield Roundabout and in accordance with a design to be agreed with the Planning Authority in conjunction with Transport Scotland. The overbridge will require to be suitable for use by pedestrians and cyclists.
- (9) Prior to occupation of any part of the proposed development hereby permitted, the A77(T) Bankfield Roundabout junction shall be modified generally in accordance with DBA Drawing 12239-DWG-04 titled Proposed Revisions to Bankfield Roundabout; as included within RPT-TC-004 Glenparks, Ayr Technical Note dated 19 May 2021, to the satisfaction of the Planning Authority after consultation with Transport Scotland, unless otherwise agreed.
- (10) Prior to the occupation of any part of the consented development the works/arrangements for:
 - a) improvement of the A77(T) infrastructure to dual carriageway standard between Whitletts roundabout and Holmston roundabout to provide additional link capacity shall be constructed and completed to the satisfaction of the Planning Authority after consultation with Transport Scotland (TS-Roads) and in compliance with the DMRB (Design Manual for Roads and Bridges);
 - or
 - b) a mechanism for an agreed proportionate contribution to the cost of the Whitletts /Holmston A77(T) dualling must be concluded.

Local Roads

- (11) The first Approval of Matters Specified in Conditions application shall include a study informed by data to be provided by NHS Ayrshire and Arran (as available), demonstrating that the development proposals can be accommodated without adverse impact on the response times of emergency vehicles travelling to and from the University Hospital Ayr campus. The study shall require to identify mitigation measures where necessary, and be submitted for the review and approval of the Council as Roads Authority prior to the commencement of any works on site.
- (12) The first Approval of Matters Specified in Conditions application shall include a detailed review of signal stages and timings at the A713/ U116 Hospital Access junction to ensure that the most efficient operation of the junction during periods of network peak demand.

- (13) That all new roads infrastructure associated with the development shall require to be designed and constructed to adoptable standards, as specified by the Council's National Roads Development Guide, and take full cognisance of the principles of Designing Streets as National Policy. All Approval of Matters Specified in Conditions applications for approval of roads infrastructure shall include full details of layout and specification of the roads and footways. Thereafter, all roads infrastructure shall be constructed, as approved under this condition and in conjunction with the necessary Roads Construction Consents.
- (14) That all new footpaths and footways shall be designed to the standards set out within the National Roads Development Guide, as adopted by the Council. All Approval of Matters Specified in Conditions applications for approval of footpaths and footways shall include full details of the layout and construction. The relevant Approval of Matters Specified in Conditions applications shall include the following footpath links:-
- i. direct & convenient linkages to the existing footway provision on the A713 and U116 (Hospital Access Road)
 - ii. an access at the north western corner of the site to link the internal footpath and cycleway network with the right of way which links the Ailsa Hospital to Ayr via High Glengall
 - iii. pedestrian links to the bus stops adjacent to the Carrick Glen Hospital (stop nos. 6190940 & 6190941)
 - iv. pedestrian and cyclist links to the boundary of the application site adjacent and the land to the south
- (15) That all new road junctions shall be designed to the standards set out within the National Roads Development Guide, and with Designing Streets as National Policy. All Approval of Matters Specified in Conditions applications seeking approval of road junctions shall include full details of layout and specification of the road junctions. Thereafter, all road junctions shall be constructed, as approved under this condition and in conjunction with the necessary Roads Construction Consents.
- (16) That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Where relevant, each Approval of Matters Specified in Conditions application shall contain precise details and specifications of how this is to be achieved.
- (17) That prior to occupation of the non-residential parts of the development a Travel Plan for each of the non-residential land use classes within the site shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). Each Travel Plan shall identify the measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by single occupancy private car trips. Each Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan.

- (18) That before occupation of the first dwelling within the development a Residential Travel Pack shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Pack shall include information on walking, cycling and public transport facilities and services within the vicinity of the development sites, including journey times by sustainable modes of transport to key local destinations. The Travel Pack shall be distributed to all new residents within the development.
- (19) Prior to the occupation of the 100th house in the development the existing bus stop on the U116 (Hospital Access Road) (Stop Number 6190792) shall be upgraded to include real time passenger information.
- (20) That off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide, with parking layouts designed to comply with the guidance set out in the National Roads Development Guide, and within the Designing Streets publication as National Policy. All Approval of Matters Specified in Conditions applications which include off-road parking provision shall include full details of the number, layout, dimensions and specification for the off-road parking spaces to be provided.
- (21) That on-street parking spaces to accommodate visitor parking demands shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide, with parking layouts designed to comply with the guidance set out in the National Roads Development Guide, and within the Designing Streets publication as National Policy. All Approval of Matters Specified in Conditions applications which include on-street parking provision shall include full details of the number, layout, dimensions and specification for the on-street parking spaces to be provided.
- (22) That integral or detached garages within the curtilage of a property intended to form part of the parking provision for the dwelling shall have internal garage dimensions of a minimum of 7m x 3m, per vehicle. All Approval of Matters Specified in Conditions applications for dwellings which include integral or detached garages which are intended to form part of the parking provision for the dwelling shall include full details of the internal garage dimensions.
- (23) That cycle parking in line with the standards as set out within Cycling by Design shall be provided within the site boundary. Precise details of the siting and specifications of the cycle stand(s) shall be submitted at the Approval of Matters Specified in Conditions stage for each phase of the development.
- (24) All turning areas within the site shall require to accord with paragraph 3.1.3 of the Council's Adopted National Roads Development Guide. All Approval of Matters Specified in Conditions applications which include turning areas shall include full details of the layout, dimensions and specification of the turning areas to be provided.

- (25) That at the Approval of Matters Specified in Conditions stage, the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority.
- (26) That designated bin collection points shall be located a maximum of 15 metres from the public carriageway. All Approval of Matters Specified in Conditions applications seeking approval for residential and non-residential buildings shall include details and specification of the siting and design of bin collection points.
- (27) The applicant/ developer shall, prior to the movement of any construction traffic to or from the site, submit a Construction Traffic Management Plan for the written approval of the Council as Roads Authority, in consultation with Police Scotland. The plan shall describe the methodology for the movement of construction traffic to and from the site, including agreement on suitable routes to and from the site, and shall require the agreement of the Council as Roads Authority prior to any movement of construction traffic associated with the site.

Ground Levels and Finished Floor Levels

- (28) That at the Approval of Matters Specified in Conditions stage the detailed plans for each phase shall include suitably scaled block layout plans showing;
 - a) Existing ground levels;
 - b) Proposed ground levels; and
 - c) Finished floor levels of each proposed dwellinghouse.

Flood Risk Management

- (29) The design of the layout of the development and finished site levels shall be undertaken in accordance with the Flood Risk Assessment prepared by Kaya Consulting Ltd dated December 2020.

Protection of Public Water Main

- (30) Any details pursuant to condition 1 shall show no development taking place within ten metres of the Scottish Water 200 mm diameter water distribution main and valve set up to the west of the site on the site boundary that will restrict access or put at risk the integrity of the Scottish Water assets. Such development includes buildings, private gardens, SUDS ponds or other obstructions.

SUDS

- (31) The first Approval of Matters Specified in Conditions application shall include full details of a suitable Sustainable Urban Drainage System designed and constructed in accordance with SUDS Manual CIRIA C735 and other relevant guidance to serve the entire site. The Sustainable Urban Drainage System should be designed to ensure that infrastructure and buildings are generally

free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1 in 200 years + Climate Change calculated in accordance with the SEPA Climate Change Allowance (2019) Guidance). If the chosen Sustainable Urban Drainage System solution requires discharge to an open water course then this discharge rate shall be agreed with the Flood Risk Management Authority. The development shall not be occupied until the SUDS scheme has been completed in accordance with submitted and approved plans for the relevant phase of the development, unless otherwise agreed in writing with the Planning Authority.

Contaminated Land

- (32) That the presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested, and which shall be submitted to for the formal prior written approval of the Council as planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution 'The investigation of potentially contaminated sites- Code of Practice' (BS 10175: 2001, or as may be amended). The report shall include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33 (or as may be amended). Any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, shall be the subject of a detailed remediation strategy which shall be submitted for the formal prior written approval of the Council as planning authority. Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the occupation of the development. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.

Noise and Odour Nuisance

- (33) No development shall be commenced within the application site until a noise impact assessment has been carried out in accordance with the principles outlined in Technical Advice Note (TAN) Assessment of Noise. The Noise Impact Assessment shall identify all noise sensitive receptors located within the application site in the high and medium category (Table 2.1 TAN) and the level of significance determined. The maximum target noise levels within the noise sensitive receptor to be used in the determination shall be:

LAEQ 16hrs 35dB (0700-2300 hours) internal noise level

LAEQ 8hrs 30dB (2300-0700 hours) internal noise level

LAMAX 35dB (2300-0700 hours) internal noise level

LAEQ 16hrs 50dB (0700-2300 hours) outside amenity space

The Noise Impact Assessment shall identify the measures to be taken to ensure that the Internal noise levels are achieved, where possible, with windows open sufficiently for ventilation. Noise reduction to be taken as 10dB from outside to inside with window open.

- (34) Prior to the occupation of any of the buildings identified as noise sensitive receptors in the noise impact assessment approved under condition 33 of this permission, a verification report is required to be prepared by a competent person to the satisfaction of the planning authority and submitted to the planning authority in order to demonstrate compliance with the specific noise criteria which formed part of the planning conditions
- (35) No development shall be commenced for the construction of the care home until details of the ventilation within the kitchen areas has been submitted to and approved by the Council as Planning Authority. The ventilation must be adequate and suitable for the food handling/cooking carried out therein. The ventilation system must be provided with suitable means of filtration (eg grease and charcoal filters and extended ducting terminating at least one metre above eaves level of any building located within 20m of the building housing the commercial kitchen, or alternatively the operation of the premises is limited to enclosed unit cooking only.
- (36) Prior to the occupation of the care home, an acoustic consultant's report or manufacturers specifications demonstrating that all ventilation extraction systems comply with noise rating criteria 25 when measured within the nearest noise sensitive dwelling with windows open sufficiently for ventilation shall be submitted to and approved of the Council as Planning Authority.

Archaeology

- (37) No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Natural Heritage

- (38) Should any vegetation require to be removed this should be undertaken outwith the breeding bird's season, specifically March to August, inclusive. If this is not possible, and works are due to take place between March and August, then nesting bird checks should be undertaken by a suitably qualified ecologist, immediately prior to any tree or vegetation removal works commencing.
- (39) Prior to the lopping topping or felling of any of the mature trees within the site or prior to any land engineering works or construction works taking place within 30m of any of the mature trees within the site, an initial ground level daytime Preliminary Bat Roost Assessment will be undertaken by a suitably qualified ecologist. Any tree that is identified as containing Potential Roost Features will require a subsequent aerial inspection survey to be undertaken. Should

suitability be confirmed, or a feature is not able to be fully assessed during the preliminary surveys, then emergence/re-entry bat activity surveys will be undertaken during the bat activity season (May to September inclusive) with a proportion to be completed before the end of August. The results of the survey shall be reported to the Planning Authority prior to the planned works being carried out.

- (40) Any artificial/security lighting used during the construction phase of the development shall be fitted with shades to prevent light spillage outside of the working area. Temporary lights must not illuminate the tree lines or hedgerows.
- (41) In the event that development is not commenced prior to 15/03/2022 the protected species surveys undertaken for the submitted and approved Preliminary Ecological Appraisal dated September 2020 shall be repeated prior to the commencement of any development within the site.

Landscaping

- (42) The Approval of Matters Specified in Conditions for each phase of the development shall include a detailed landscaping plan with information on the plant genus, species, variety, pot size, planting density, mulch material, and maintenance programme. The landscaping scheme shall include:
 - i. A “Residential Green” of minimum area 6494 sq.m and “Amenity Areas” totalling a minimum of 1998 sq.m as defined in the Council’s published guidance “Open Space and Designing New Residential Developments”;
 - ii. Details of all play equipment to be installed including safety surfacing materials. Such details shall show a range of play equipment to cater for children of all ages, including dynamic items that are specifically designed for older children/teens. The play equipment should also include a number of 'inclusive' items installed to enable children of different levels of ability to play together.
 - iii. Where possible, the retention of native hedgerows. Where it is not possible to retain native hedgerows, these shall be replaced with native species hedgerow enhancements, consisting of mostly hawthorn, with a mix of hazel, holly, dog rose, willow and elder
 - iv. The use of native nectar rich species and fruiting species of plants in the soft landscaping areas including Blackthorn, Hazel, Holly, Rowan and Silver Birch.
 - v. Additional tree planting and native hedging to create a structural framework for the site and provide screening and landscape corridor with the surrounding area and future Expansion Zone.
 - vi. Streets and footpaths planted with avenues of trees in order to create a distinct sense of place and landscape structure throughout the development.
 - vii. Tree and shrub planting around the proposed SUDS pond
- (43) Prior to the commencement of development, a phasing plan for the implementation of the landscaping scheme approved under condition 42 of this permission for each phase of the development shall be submitted to and approved by the Planning Authority. The phasing plan shall show

implementation of the landscaping works in a staged manner, with the landscaping being completed within any particular area of the development within the first planting season following the completion of construction works within the phase concerned. The open space/landscaped area shall be retained as open space and to this approved standard.

- (44) That a performance bond or alternative financial mechanism, agreed by the Council, covering the cost of the landscaping of the development and play facility scheme as approved under condition 43 of this permission, shall be submitted to, approved in writing by the planning authority and executed before any works commence within the relevant phase. For the purposes of calculating the landscape bond quantum, details of the landscaping works to be implemented within areas that are to be maintained by a factor, including the total length of hedging; the species, number and size of all plants to be included within the areas of shrub and herbaceous planting; the species, size and number of trees and details of ground preparation methods, topsoil quality & depth, planting methods, hole sizes and other materials such as mulches and stakes shall be submitted to the planning authority.
- (45) That before any works start on site, the developer shall institute an accurate survey and tree protection plan, in accordance with the current British standards, to be carried out by a qualified arboriculturist of all trees existing on the site and all trees adjacent to or overhanging the site and submit details of those trees proposed to be felled or lopped and those to be retained. A plan at a recognised scale shall be submitted showing the proposed development and the precise location of all trees. The survey shall contain details of tree species, height, crown spread, diameter at breast height (DBH), age, physiological condition, general condition and management recommendations. The approved tree protection plan shall be implemented and no trees shall be felled, topped, lopped or have roots cut or damaged without the prior written approval of this Planning Authority.

Refuse Storage

- (46) Any details pursuant to condition 1 shall include details of the spaces to be provided for storing refuse bins to serve the proposed flatted properties. Such details shall meet with the space standards specified by South Ayrshire Council's Waste Management and Recycling service.

Reasons

- (1) To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 20 of the Planning etc. (Scotland) Act 2006. In order to retain proper control over the development proposal
- (2) To clarify the extent of the planning permission and to be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by section 20 of the Planning etc. (Scotland) Act 2006.
- (3) To clarify the extent of the planning permission
- (4) To ensure that the development of the application site is undertaken in a coordinate manner with the development of the wider South East Ayr area in order to ensure the creation of sustainable community in accordance with the Supplementary Guidance: Site Design Briefs.
- (5) In the interest of good design and promoting a sense of place

- (6) In order to ensure that the green and community infrastructure are provided timeously and that the development is progressively landscaped at the earliest opportunity during the construction phase.
- (7) In order to ensure that the educational impacts of the development are fully mitigated
- (8) To ensure that facilities are provided for the pedestrians and cyclists that are generated by the development and that they may access the existing amenities located to the west of the A77(T) in a safe manner without affecting the safety and free flow of traffic on the trunk road .
- (9) To minimise interference with the safety and free flow of the traffic on the trunk road.
- (10) To ensure that the development of this urban expansion area supports the longer term aim of providing the capacity improvements necessitated by the traffic impacts of the Land at South East Ayr, as designated in the Adopted South Ayrshire Local Development Plan.
- (11) To reasonably avert increased response times of emergency vehicles on the public road network as a result of the impact of development traffic
- (12) For the purposes of road safety and the functional operation of the local road network.
- (13) In the interest of road safety and to ensure an acceptable standard of construction.
- (14) To encourage sustainable means of travel.
- (15) In the interest of road safety and to ensure an acceptable standard of construction.
- (16) In the interest of road safety and to avoid the discharge of water onto the public road.
- (17) To encourage sustainable means of travel.
- (18) To encourage sustainable means of travel.
- (19) To encourage sustainable means of travel
- (20) In the interest of road safety and to ensure adequate off-street parking provision.
- (21) In the interest of road safety and to ensure adequate on-street parking provision
- (22) In the interest of road safety and to ensure adequate off-street parking provision
- (23) To ensure adequate provision of cycle parking on site, and encourage sustainable means of travel.
- (24) To reasonably avert the reversing of vehicles onto the main road, and in the interests of road safety.
- (25) In the interest of road safety.
- (26) In the interest of road safety.
- (27) In the interest of road safety.
- (28) In the interests of residential and visual amenity; to ensure that there is no significant detrimental impact on adjacent properties and to avoid excessive underbuilding.
- (29) In order to ensure no increased flood risk within and outwith the development.
- (30) In order to safeguard the Scottish Water water main
- (31) To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
- (32) To ensure all contamination within the site is dealt with.
- (33) To prevent road traffic and rail traffic noise nuisance in the interest of residential amenity
- (34) To prevent road traffic and rail traffic noise nuisance in the interest of residential amenity
- (35) In order to prevent the occurrence of a smell nuisance.
- (36) In order to prevent noise nuisance

- (37) To establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording
- (38) In the interest of nature conservation
- (39) In the interest of nature conservation
- (40) In the interest of nature conservation
- (41) In the interest of nature conservation
- (42) In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality including adequate public open space provision
- (43) In the interest of visual amenity to ensure that the development is progressively landscaped
- (44) In the interest of visual amenity in order to ensure that the landscaping works are implemented in the event of the developer being unable to complete the development.
- (45) In the interests of visual amenity; to ensure that all trees worthy of retention are satisfactorily protected before and during works on site.
- (46) In the interest of amenity in order to ensure adequate space is available for the storage of refuse bins.

Advisory Notes:

Environmental Health

- (1) The Council as Environmental Health Authority has advised that in order to minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with BS 5228-1:2009; Code of Practice for noise and vibration control on construction and open sites – Part 1 : Noise, and the Control of Pollution Act 1974. To prevent nuisance all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
- (2) Advice on light pollution is contained within the Institution of Lighting Professionals "Guidance Note for the Reduction of Obtrusive Light". [http://ww20.south-ayrshire.gov.uk/devandenv/nbs/envhealth/PlanningEH/ILPGuidanceNotesfortheReductionofLightPollution\(New2013\).pdf](http://ww20.south-ayrshire.gov.uk/devandenv/nbs/envhealth/PlanningEH/ILPGuidanceNotesfortheReductionofLightPollution(New2013).pdf)

South Ayrshire Council Sustainable Development (Biodiversity)

- (1) That the applicant is made aware that works should not lead to contravention of either the Protection of Badgers Act 1992 or the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004; (this includes ensuring that any foraging badger would not become trapped /injured during construction).
- (2) That the applicant is made aware that works should not lead to contravention of the Habitats Directive /Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).
- (3) Where possible the developer considers the inclusion of bird and bat boxes within the development.
- (4) If an EPS licence is required further survey will be required in order to gain sufficient information in order to supply a sufficient baseline and to inform the necessary mitigation plan required to support a licence application. Application forms can be found on the SNH website along with guidance.
- (5) Should any EPS be found either prior to or during the period of development then a qualified ecological consultant should be contacted immediately for

advice before proceeding with works. Advice from SNH may be required and the ecologist should be able to determine this.

- (6) Should any European EPS be found either prior to or during the period of development then the need for EPS licensing should be reviewed.
- (7) All holes and excavations greater than 1 m deep should be covered whilst unattended to prevent animals falling in, or ramps should be used in order to provide a means of trapped species to escape. Where this is not possible these areas should be fenced off to prevent accidental entry.
- (8) The ends of any pipeline should be capped when unattended, or at the end of each working day to prevent animal access.

Scottish Water

- (1) Network upgrades will be required to support the development. It is recommended that a PDE is submitted at your earliest convenience.

The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

- (2) According to our records, the development proposals impact on existing Scottish Water assets. The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal to apply for a diversion. The applicant should be aware that any conflict with assets identified may be subject to restrictions on proximity of construction.
- (3) For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system. There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges. In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

Scottish Water asset plans can be obtained from our appointed asset plan providers:

Site Investigation Services (UK) Ltd

Tel: 0333 123 1223

Email: sw@sisplan.co.uk

www.sisplan.co.uk

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.

If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.

Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.

Please find information on how to submit application to Scottish Water at our Customer Portal.

Glasgow Prestwick Airport

Cranes

Guidance should be considered relevant to users of all cranes exceeding a height of 10 metres above ground level (AGL) or that of the surrounding structures or trees (if higher), within 10 Nautical Miles (NM) / (18.5km) of the aerodrome.

For guidance to crane users on the crane notification process and obstacle lighting and marking please refer to CAA CAP Document 1096 which is available at: <http://www.caa.co.uk>.

Please be aware any crane erected without notification may be considered a hazard to air navigation and such a crane operates at the crane user's risk of endangering the safety of an aircraft.

Renewal Energy (Solar Panels / Wind Turbine(s))

As this planning application is 'In Principal' at the present time GPA should be consulted again if renewable energy (such as wind turbine(s) / solar panels) are considered before full planning is sought to ensure that GPA is totally satisfied and to ensure adequately safeguarded.

If you wish to submit a further package including full details in advance of seeking full planning approval we would be happy to look over this and provide feedback ahead of the full application.

Ayrshire Roads Alliance

Road Opening Permit:

That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority, for any work within the public road limits, prior to works commencing on site. Roads (Scotland) Act:

The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.

New Roads and Street Works Act 1991:

In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.

Costs of Street Furniture:

The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.

Costs of TROs:

The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant – including any relevant road signs and markings.

Signage to TSRGD 2016:

The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs Regulations and General Directions 2016' are permitted within public road limits. Roads

Construction Consent:

Please note that Roads Construction Consent (RCC) from the Council as Roads Authority shall be required for the formation of any new road. The formation of any new road shall require to comply with the specifications of the Council's National Roads Development Guide and Designing Streets as National Policy.

RSA Stage 2:

The Council as Roads Authority advises that prior to the commencement of works to construct any new or amended roads infrastructure; a Stage 2 Road Safety Audit in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges shall be completed and submitted for the prior written approval of the Council as Roads Authority. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Council as Roads Authority & the applicant.

RSA Stage 3:

The Council as Roads Authority advises that a Stage 3 Road Safety audit in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges should be submitted for the prior written approval of the Council as Roads Authority no later than 1 month after completion of the development, unless an alternative time period is approved. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement with the Roads Authority & the applicant. The requirement to complete a Road Safety Audit includes for addressing the recommendations contained within the audit report.

Annex A: Glenparks Section 75

Glenparks site is part of the South East Ayr (SEA) strategic development site and requires a Section 75 agreement to ensure this part of the development contributes in a fair and proportionate manner towards facilities and services (on and off site) required to service the whole strategic SEA development, including land costs. Supplementary Guidance: Housing Site Design Briefs outlines the facilities required on site for the new residents and the required connections to the existing settlement of Ayr to ensure integration and easy of connection by all modes of transport.

- (1) The Section 75 will be based on this PPP consent (reference 20/00970/PPPM) only. Therefore if the proposed development changes to increase capacity of any of the elements then a full new S75 will be required. This is to ensure that the developer of this site pays fair contribution towards the communal facilities and services, including land purchase price based on their proposals.
- (2) Affordable housing
 - (i) 25% of the total number of housing units will be affordable housing units for social rent based on the Council's Housing Service requirements (Size of unit, number of bedrooms, layout to meet requirement of South Ayrshire Council as Housing Authority).
 - (ii) all housing units should be designed to Housing to Varying needs standards (or any subsequent updated policy guidance)
 - (iii) least 15% of Affordable Housing to be fully wheelchair accessible
- (3) Education
 - a) Primary & Early Years – Contribution per unit for new school including proportionate cost of land purchase price based on residential value of 4.7hectare site. (requires to reflect clauses agree in Corton Development S75)
 - b) Secondary – Proportionate contribution per unit for extension to an Ayr secondary school
- (4) Key Roads Infrastructure
 - a) proportionate financial contribution towards improvement of the A77(T) infrastructure to dual carriageway standard between Whitletts roundabout and Holmston roundabout to provide additional link capacity.
 - b) proportionate financial contribution towards modification of Bankfield Roundabout junction generally in accordance with DBA Drawing 12239-DWG-04 titled Proposed Revisions to Bankfield Roundabout; as included within RPT-TC-004 Glenparks, Ayr Technical Note dated 19 May 2021
 - c) proportionate financial contribution towards provision of an over-bridge suitable for pedestrians and cyclists of the A77 in the vicinity of the Bankfield Roundabout Junction.
 - d) proportionate financial contribution towards provision of an over-bridge suitable for pedestrians and cyclists of the A77 in the vicinity of Maybole Road
 - e) proportionate contribution towards provision of pedestrian and cyclists connections either side of the overbridges referred to at c) and d) to connect with the existing or proposed public footways and cycle path networks. For the avoidance of doubt such connections shall include a pedestrian and cyclist route from the edge of the Glenparks area of SEA to connect with the overbridge required at c) either routed through the Alton area of SEA or adjacent to the A713.

- f) proportionate financial contribution towards cost of providing suitable parking and shelter facilities for cycles/wheelers at community and recreation facilities within the SEA site
- g) proportionate financial contribution towards cost of providing regular and frequent public transport services to serve all parcels of land within SEA. For the avoidance of doubt, this will require a bus service phasing plan showing the extension to bus Service for this part of SEA, as houses are occupied based on the development Phasing plan. Noting that the developer will need to pay the bus service provider in respect of the service for five years after completion of this development unless the developer fails to secure a bus provider then an alternative sustainable transport contribution will be applicable.
- h) proportionate financial contributions towards cost of providing Real Time Passenger Information at bus stops within SEA
- i) proportionate financial contributions towards cost of providing Park and Ride and associated facilities for the wider SEA area, including land costs, electric vehicle charging points, pedestrian and cyclist crossing over or under railway line and secure storage for bicycles.
- j) proportionate contribution towards cost of the provision of community facilities for the wider SEA area and proportionate part of the cost of purchasing land for community facilities. (Community multi-purpose space, food growing spaces).
- k) proportionate contribution towards the provision of recreational facilities for the wider SEA area and proportionate cost of purchasing land for recreational facilities. (Playing fields and associated facilities.)
- l) proportionate share of cost of creation of public space, habitat corridors, riparian corridors, ponds, woodland areas within strategic site and across hospital area to ensure accessibility across wider area.
- m) proportionate share of cost of place making elements which will help make SEA a distinctive and high quality residential environment- public art/ entrance features/ signage/seating.
- n) proportionate share of the cost of long-term maintenance of communal facilities (community, recreational facilities, signage and green infrastructure), land and any associated hard or soft landscaping.
- o) proportionate share towards the cost of providing business space or land for business space.
- p) indexation will be applied from when the figure was issued by the Council until payment date using the All Tender Price Index.
- q) land valuation will be undertaken by either the District Valuer or an independent suitability qualified RICS surveyor. Costs of valuation work will be borne by the developer. The developer will be liable for all Council legal costs associated with S75 agreement.

- (1) **21/01007/FURM – Carrick Academy, 72-74 Kirkoswald Road, Maybole** - further application to vary condition 1 of planning permission 20/00669/APPM

Decided: to approve the application subject to the following conditions:-

- (1) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.

- (2) The proposed development shall be carried out in accordance with the flood risk recommendations detailed in the Kaya Consulting Ltd Flood Risk Assessment dated May 2020 submitted with the applications. Specifically:
- i. The overland flow surface water flood risk identified as part of the watershed analysis shall be mitigated in accordance with the principles described in the Flood Risk Assessment, including interception, rerouting, storage and appropriate finished floor levels.
 - ii. The site sustainable urban drainage system design shall consider the future estimates of increased precipitation and shall follow an adaptive approach informed by the most recent DEPA climate change recommendations and shall be in alignment with The Climate Change (Scotland) Act 2009.
- (3) That a suitable Sustainable Urban Drainage System shall be designed and constructed in accordance with SUDS Manual CIRIA C735 and other relevant guidance. The Sustainable Urban Drainage System shall be designed to ensure that infrastructure and buildings are generally free from surface water flooding in rainfall events where the annual probability of occurrence is greater than 0.5% (1 in 200 years + Climate Change calculated in accordance with the SEPA Climate Change Allowance (2019) Guidance). If the chosen Sustainable Urban Drainage System solution requires discharge to an open water course then this discharge rate shall be agreed with the Flood Risk Management Authority. Details of the Sustainable Urban Drainage System (SUDS) shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The development shall not be occupied until the SUDS scheme has been completed in accordance with submitted and approved plans.
- (4) That within 6 months of occupation of the campus a Travel Plan shall be submitted for the prior written approval of the Council as Roads Authority. The Travel Plan shall target both pupil and staff travel to/ from the campus, and shall require to satisfy the following:
- i. Nominate a Travel Plan Coordinator to oversee delivery of the plan;
 - ii. Provide information on the existing modal split of trips to/ from the existing school, based on a questionnaire issued to all parents/ carers and staff members;
 - iii. Set modal shift targets which seek to achieve a reduction in car borne travel, and an increase in sustainable travel;
 - iv. Define a specific package of measures and initiatives identified to help achieve the modal shift targets, and to be implemented by the school. These measures shall require to encourage sustainable travel, and discouraging car borne travel;
 - v. A monitoring plan to include annual parent/ carer and staff surveys, and biannual parking surveys on Whitefaulds Avenue, Academy Quadrant and McAdam Way to correspond with peak periods of campus demand;
 - vi. Details of review and reporting associated with ongoing monitoring of the plan against targets; and
 - vii. A Travel Plan update report, including recent survey results, modal split results, and a review of the success of measures, to be submitted to the Planning Authority, consultation with the Council as Roads Authority annually for the initial 5 years following campus occupation.

- (5) That before occupation of the campus a School Travel Pack shall be submitted for the prior written approval of the Council as Planning Authority, in consultation with the Council as Roads Authority. The School Travel Pack shall include information on walking, cycling and public transport facilities and services along principle routes within the catchment area. The Travel Pack shall be distributed to all pupils upon initial opening of the school, and to new pupils as part of the new intake annually thereafter.
- (6) That before occupation of the campus a Park and Stride Plan shall be developed and submitted for the prior written approval of the Council as Planning Authority, in consultation with the Council as Roads Authority. The plan shall investigate suitable areas for parents / carers to park within walking distance of the campus, but to discourage localised congestion on those streets contiguous to the campus.
- (7) That the proposed access and egress junctions shall be constructed in accordance with the specifications in the Council's National Roads Development Guide, after consultation with Transport Scotland as trunk roads authority and be a minimum of 5.5 metres wide over the initial 10 metres as measured from the rear of the public roadway. The access shall be constructed, as approved, prior to completion of the development, in accordance with the approved Phasing Strategy.
- (8) That the proposed egress junction shall provide access visibility sightline splays of 2.4 metres by 22.0 meters which shall be maintained in both directions at the junction with the public road, unless otherwise approved in writing by the planning authority. There shall be no obstacle greater than 1.05 metres in height within the visibility sightline splays.
- (9) That prior to occupation of the development any gates shall be set back a minimum of 10 metres from the rear of the public footway/ roadway, and open inwards away from the public roadway.
- (10) That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority, in consultation with the Council as Roads Authority before any work commences on site.
- (11) The applicant shall make provision of upgraded Vehicle Activated signage to replace the existing signs currently in place on the A77 Kirkoswald Road. The precise details and specifications of all infrastructure improvements shall be submitted for the prior written approval of the Council as Planning Authority, in consultation with the Council as Roads Authority, and shall require to be in place prior to occupation of the campus.
- (12) That all road lining and signing shall be reviewed and amended as considered appropriate, to reflect any changes associated with the new campus. The precise details shall be submitted for the prior written approval of the Council as Planning Authority, in consultation with the Council as Roads Authority, and any amendments shall require to be in place prior to occupation of the campus.
- (13) That defined parking bays and associated aisle widths shall accord with the dimensions as set out within paragraphs 3.6.2 and 3.6.3 of the National Roads Development Guide publication, adopted for use by the Council.
- (14) That off-road parking spaces shall be provided within the curtilage of the site in line with the provision levels as set out within the BDP drawing May-BDP-02-ZZ-DR-L-PP002 Rev03 (Overall Site Plan). This includes provision for accessible

bays (at least 10 across the site), staff/ visitor spaces, pick-up/ drop-off spaces, and school bus bay provision.

- (15) That cycle parking accommodating a minimum of 226 cycles shall be provided within the site boundary, with additional space reserved for the future expansion of cycle parking within the curtilage of the site, as required. Precise details of the siting and specifications of the cycle stand(s) shall be submitted for the prior written approval of the Council as Planning Authority, in consultation with the Council as Roads Authority before any work commences on site.
- (16) That prior to the occupation of the campus, a School Bus Access/ Egress Management Plan shall be submitted for the prior written approval of the Council as Planning Authority, in consultation with the Council as Roads Authority. The plan shall set out procedure to ensure the safety of pupils in the vicinity of bus movements within the site, and highlight specific measures to be employed, such as a banksman, as required.
- (17) The applicant/ developer shall, prior to the movement of any construction traffic to or from the site, submit a Construction Traffic Management Plan for the written approval of the Council as Planning Authority, in consultation with the Council as Roads Authority. The plan shall describe the methodology for the movement of construction traffic to and from the site, details of wheel washing, clarification on hours of site operation, and any other details relevant to the movement of vehicles associated with construction, including use of any direct access onto the A77 trunk road.
- (18) That prior to the commencement of the development, details of the lighting within the site shall be submitted for the approval of the Planning Authority, in consultation with Transport Scotland, as Trunk Roads Authority.
- (19) Prior to the commencement of the development, details of the frontage landscaping treatment along the trunk road boundary shall be submitted to, and approved by, the Planning Authority, after consultation with Transport Scotland.
- (20) Prior to the commencement of the development, details of the barrier proposals along the trunk road boundary shall be submitted to, and approved by, the Planning Authority, after consultation with Transport Scotland.
- (21) There shall be no drainage connections from the development site to the trunk road drainage system.
- (22) Prior to the commencement of works on-site, a noise assessment shall be undertaken and submitted to the Planning Authority to determine the likelihood of noise impact detrimental to the residential amenity of nearby dwellings from the proposed fixed plant and the all-weather sports pitches on noise sensitive receptors. The assessment shall be carried out by a suitably qualified acoustic consultant or other competent person, and shall include all relevant noise sources that may impact on the noise sensitive receptors using the current British Standard (or as may be amended). Maximum Target Noise Levels within the noise sensitive receptor to be used are as follows:
 - I. LAEQ16hrs 35dB (0700-2300) internal noise level
 - II. LAEQ 8hrs 30dB (2300-0700) internal noise level
 - III. LAMAX 45dB (2300-0700) internal noise level
 - IV. LAEQ 16hrs 50dB (0700-2300) outside amenity space

In addition, the significance of effect to be no greater than neutral as per Technical Advice Note Assessment of Noise (TAN) Table 3.5 page 20. Internal noise levels to be achieved, where possible, with windows open sufficiently for ventilation. Noise reduction to be taken as 10dB from outside to inside with window open sufficiently for ventilation (normally 10% of the opening area). The report shall include details of any mitigation measures necessary to achieve the target noise levels detailed above. The approved mitigation measures shall be fully implemented upon completion of the development and maintained thereafter in perpetuity.

- (23) That the presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested, and which shall be submitted to for the formal prior written approval of the Council as planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution 'The investigation of potentially contaminated sites- Code of Practice' (BS 10175: 2001, or as may be amended). The report shall include a site-specific risk assessment of all relevant pollutant linkages, as required in Scottish Government Planning Advice Note 33 (or as may be amended). Any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, shall be the subject of a detailed remediation strategy which shall be submitted for the formal prior written approval of the Council as planning authority. Remediation of the site shall be carried out in accordance with the approved remediation plan prior to the occupation of the development. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.
- (24) The measures to address land contamination specified in the "Carrick Academy, Kirkoswald Road, Maybole (Pre-Demolition) Report on Site Investigations" prepared by Mason Evans Partnership Ltd, dated November 2019 shall be implemented in full unless otherwise agreed in writing with the Planning Authority.
- (25) Notwithstanding the landscaping details shown on approved MAY-BDP-02-ZZ-DR-L-PP006 Rev.02 prior to the commencement of work on the construction of the approved development, a revised landscaping scheme shall be submitted to and approved by the Planning Authority which shall include, in addition to the submitted landscaping scheme, tree or hedgerow planting around the perimeter of the second (northernmost) all-weather sports pitch. The revised landscaping scheme shall include the size and specification of all planting material to be included in the landscaping, together with total plant numbers and densities per m², the ground preparation methods, topsoil quality and depth, planting methods, hole sizes and other materials such as mulches and stakes shall also be specified and a maintenance schedule for all areas of soft landscaping shall be submitted to and approved by the Planning Authority. Thereafter the approved landscaping scheme shall be implemented prior to the completion of the development and shall be maintained in accordance with the approved maintenance schedule for a period of five years from the date of completion of the landscaping works.
- (26) No development shall take place within the Phase 1 area of the development site, as outlined on the approved drawing May-BDP-SK(90)LP109, until the developer has secured the implementation of a programme of archaeological works for the Phase 1 area in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all

recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

- (27) No development shall take place within the Phase 2 area of the development site, as outlined on the approved drawing May-BDP-SK(90)LP109, until the developer has secured the implementation of a programme of archaeological works for the phase 2 area in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.
- (28) Prior to the commencement of construction work on the all-weather sports pitches, details of the fencing to be erected around the pitches shall be submitted to and approved by the Planning Authority.
- (29) That before any works start on site, the developer shall submit, details and specifications of the protective measures necessary to safeguard the trees on the site during operations. This Planning Authority shall be formally notified in writing of the completion of such measures and no work on site shall commence until the Planning Authority has confirmed in writing that the measures as implemented are acceptable. The protective measures shall be retained in a sound and upright condition throughout the operations and no building materials, soil or machinery shall be stored in or adjacent to the protected area, including the operation of machinery.
- (30) No work shall commence on the construction of the proposed wind turbine until such time as the developer has demonstrated to the satisfaction of the Planning Authority that the wind turbine is capable of operating without resulting in a noise impact detrimental to the residential amenity of nearby dwellings. A noise assessment shall be undertaken and submitted to the Planning Authority and shall be assessed in accordance with procedures set out in ETSU-R-97 'The Assessment and Rating of Noise from Wind Farms' and 'A Good Practice Guide to the Application of ETSU-R-97 The Assessment and Rating of Wind Turbine Noise' published by the Institute of Acoustics.

The following noise limits will be applicable to the wind turbine:

That the wind turbine noise emission level, at a receiver height of 4 m above ground level, up to wind speeds of 10 m/s at 10 m height:-

- I. During daytime (0700 to 2300) shall not exceed 35 dB LA90,10min when measured at the properties listed in the Table.
- II. During night time (2300 to 0700) shall not exceed 30 dB LA90,10min or the measured LA90,10min (background) noise level plus 3 dB, whichever is the greater when measured at the at the properties listed in the Table.

Property	Approx OS Grid Coordinates
73 McAdam Way	229095, 609800
Alva, Kirkoswald Road	229159, 609600
Know View, Kirkoswald Road	228932, 609446

Details of any mitigation measures required so ensure that the above noise limits are met shall be submitted with the assessment and the wind turbine shall, thereafter, be operated in strict accordance with any approved mitigation.

- (31) Prior to first operation of the wind turbine the applicant shall submit and receive written approval from the Council as Planning Authority for a protocol for investigating any noise complaints relating to the operation of the wind turbine.
- (32) That prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority.
- (33) That a timetable for implementation of the two proposed outdoor pitches shall be submitted for the prior written approval of the Council as planning authority before any work commences on site. For the avoidance of doubt both outdoor pitches shall be available for use within one year of occupation of the proposed school.
- (34) That before any work commences on site full details and specifications of surface water drainage for the entire red line application site including an overland flow strategy and how these drainage measures are to be maintained in perpetuity shall be submitted for the prior written approval of the planning authority in consultation with Ayrshire Roads Alliance Flooding Officer. For the avoidance of doubt these surface water drainage arrangements shall include both proposed outdoor pitches.
- (35) That there shall be no pedestrian access points between the application site and Whitefaulds Avenue and the existing pedestrian route between Whitefaulds Avenue and Kirkoswald Road shall be upgraded in width and construction in accordance with a specification to be agreed with the Council as planning authority (in consultation with the Ayrshire Roads Alliance) and subsequently be implemented in accordance with that specification before occupation of the proposed school.

Reasons:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed
- (2) To ensure the site is drained in an acceptable and sustainable manner
- (3) To ensure the site is drained in an acceptable and sustainable manner
- (4) To encourage sustainable means of travel, and to mitigate school related on-street parking.
- (5) To encourage sustainable means of travel, and to mitigate school related on-street parking.
- (6) To encourage sustainable means of travel, and to prevent localised congestion.
- (7) In the interest of road safety and to ensure an acceptable standard of construction.
- (8) In the interest of road safety and to ensure an acceptable standard of construction.
- (9) In the interest of road safety
- (10) In the interest of road safety and to avoid the discharge of water onto the public road.
- (11) For the purposes of road safety and the functional operation of the local road network
- (12) For the purposes of road safety and the functional operation of the local road network
- (13) In the interest of road safety and to ensure that there is adequate space for manoeuvring and turning.
- (14) In the interest of road safety and to ensure adequate off-street parking provision.
- (15) To ensure adequate provision of cycle parking on site, and encourage sustainable means of travel.
- (16) In the interest of road safety
- (17) In the interest of road safety and the safety of pupils and staff.
- (18) In the interest of road safety

- (19) In the interest of road safety
- (20) In the interest of road safety
- (21) In the interest of road safety
- (22) To avoid noise disturbance in the interests of residential amenity
- (23) To ensure all contamination within the site is dealt with
- (24) To ensure all contamination within the site is dealt with
- (25) In the interest of visual amenity in order to ensure that the species choice and planting methods are suitable for the site conditions and that the landscaped areas are adequately maintained to ensure establishment of the landscaping.
- (26) In order to ensure the proper recovery and recording of any unknown archaeological resources within the site
- (27) In order to ensure the proper recovery and recording of any unknown archaeological resources within the site
- (28) In the interest of visual amenity, no such details having been supplied
- (29) In order to protect trees within the site
- (30) In the interest of residential amenity, in order to ensure that noise sensitive receptors are not adversely affected by noise generated by the proposed wind turbine
- (31) In the interest of residential amenity
- (32) In the interest of visual amenity
- (33) In order to ensure no net loss of outdoor sports facilities
- (34) To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained. In order to ensure the development is protected against flooding in an acceptable manner.
- (35) To maximise use of the formal vehicle drop-off point from Kirkoswald Road and to discourage the use of nearby residential streets as drop-off points.

Advisory Notes:

- (1) In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), this planning permission lapses on the expiration of a period of 3 years beginning with the date on which the permission is granted unless development to which the permission relates is begun before that expiration.
- (2) A site notice to be displayed in accordance with Section 27C(1) of The Town and Country Planning (Scotland) Act 1997 and Regulation 38 and Schedule 7 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 shall be completed, printed on durable material, and be displayed in a prominent place (readily visible to members of the public) at or in the vicinity of the site while the development hereby approved is in progress. This requirement is in order to ensure that members of the public are made aware of the background to the development in progress and have access to the necessary contact details. A template for the Site Notice is attached to this decision notice. An electronic version is also available on the Council's web site as follows www.south-ayrshire.gov.uk/planning/forms.aspx 'Notice to be displayed while development is in progress'.
- (3) The person who intends to carry out the development hereby approved shall, as soon as practicable after deciding on a date on which to initiate the development, complete the attached form entitled 'Notification of Initiation of Development' and submit it to the Planning Authority before commencement of the development. For the avoidance of doubt, failure to submit the required notice would constitute a breach of planning control under S123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended). This notification is required to ensure compliance with the requirements of planning legislation as contained in Section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended).

- (4) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written 'Notification of Completion of Development' as soon as practicable after the development has been completed. This notification shall include the reference number of the planning permission, the site address and the date of completion. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).
- (5) The developer is required in carrying out the development hereby approved to submit to the Authority a formal written Notification of Completion of Phases of Development as soon as practicable after of each phase of the development and subsequently a Notification of Completion of Development as soon as practicable after the whole development has been completed. These notifications shall include the reference number of the planning permission, the site address and the date of completion of the relevant phase. This requirement is to ensure compliance with the requirements of planning legislation as contained in Section 27B(1) and Section 27B(2) of the Town and Country Planning (Scotland) Act 1997 (as amended).
- (6) Ayrshire Roads Alliance
 - a. That a Road Opening Permit shall be applied for, and obtained from the Council as Roads Authority for any work within the public road limits, prior to works commencing on site. The Council as Roads Authority advises that all works on the carriageway to be carried out in accordance with the requirements of the Transport (Scotland) Act 2005 and the Roads (Scotland) Act 1984.
 - b. In order to comply with the requirements of the New Roads and Street Works Act 1991, all works carried out in association with the development on the public road network, including those involving the connection of any utility to the site, must be co-ordinated so as to minimise their disruptive impact. This co-ordination shall be undertaken by the developer and his contractors in liaison with the local roads authority and the relevant utility companies.
 - c. The Council as Roads Authority advises that any costs associated with the relocation of any street furniture shall require to be borne by the applicant / developer.
 - d. The Council as Roads Authority advises that promotion of Traffic Regulation Orders resulting from this development shall require to be fully funded by the applicant - including any relevant road signs and markings.
 - e. The Council as Roads Authority advises that only signs complying with the requirements of 'The Traffic Signs and General Directions 2016' are permitted within public road limits.
 - f. Please note that Roads Construction Consent (RCC) from the Council as Roads Authority shall be required for the formation of any new road. The formation of any new road shall require to comply with the specifications of the Council's National Roads Development Guide and Designing Streets as National Policy.
- (7) Sustainable Development (Biodiversity)
 - a. The works should not lead to contravention of either the Protection of Badgers Act 1992 or the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004; (this includes ensuring that any foraging badger would not become trapped /injured during construction).

- b. The works should not lead to contravention of the Habitats Directive / Conservation (Natural Habitats, &c.) Regulations 1994 (as amended). The area of construction should be checked prior to the commencement of any works for any ground nesting birds or nesting hare, thereby ensuring that they are not contravening the Wildlife & Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004. If there are any woodland edges likely to provide important foraging habitat, where possible an experienced ecologist should provide input to the lighting schemes so as not to impact on foraging bats and provide darkened corridors for commuting and foraging.
 - c. Any temporary lights used during construction should be fitted with shades to prevent light spillage outside the working area. Temporary lights should not illuminate any tree lines or hedgerows due to lighting potentially affecting wildlife commuting and foraging.
 - d. Where possible the developer considers the inclusion of bird and bat boxes within the development.
 - e. If there are any woodland edges likely to provide important foraging habitat, where possible an experienced ecologist provides input to the lighting schemes so as not to impact on foraging bats and provide darkened corridors for commuting and foraging. If an EPS licence is required further survey will be required in order to gain sufficient information in order to supply a sufficient baseline and to inform the necessary mitigation plan required to support a licence application. Application forms can be found on the SNH website along with guidance.
 - f. Should any EPS be found either prior to or during the period of development then a qualified ecological consultant should be contacted immediately for advice before proceeding with works. Advice from SNH may be required and the ecologist should be able to determine this. Should any European EPS, including bats, be found either prior to or during the period of development then the need for EPS licensing should be reviewed.
 - g. Should any vegetation require to be removed this should be undertaken outwith the breeding bird's season, specifically March to August, inclusive. If this is not possible, and works are due to take place between March and August, then nesting bird checks should be undertaken by a suitably qualified ecologist, immediately prior to any tree or vegetation removal works commencing.
 - h. Where possible that any native hedgerows are retained, or replaced with native species hedgerow enhancements. This could consist of mostly hawthorn, with a mix of hazel, holly, dog rose, willow and elder. That where possible any landscape planting considers the use of native nectar rich species and fruiting species. These might include Blackthorn (*Prunus spinose*), Crab apple (*Malus sylvestris*), Elder (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), Rowan (*Sorbus aucuparia*) and Silver birch (*Betula pendula*).
- * Applicable to sites > 13km distance from Prestwick Airport.
- i. All holes and excavations greater than 1 m deep should be covered whilst unattended to prevent animals falling in, or ramps should be used in order to provide a means of trapped species to escape. Where this is not possible these areas should be fenced off to prevent accidental entry. The ends of any pipeline should be capped when unattended, or at the end of each working day to prevent animal access.

(8) Environmental Health

- a. Construction Noise and Dust: In order to minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with BS 5228; Noise Control on Construction and Open Sites and the Control of Pollution Act 1974. To prevent nuisance all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
- b. Lighting: Advice on light pollution is contained within the Institution of Lighting Professionals "Guidance Note for the Reduction of Obtrusive Light". [http://www20.south-ayrshire.gov.uk/devandenv/nbs/envhealth/PlanningEH/ILPGuidanceNotesfortheReductionofLightPollution\(New2013\).pdf](http://www20.south-ayrshire.gov.uk/devandenv/nbs/envhealth/PlanningEH/ILPGuidanceNotesfortheReductionofLightPollution(New2013).pdf)

(9) SEPA

- a. Authorisation is required under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) to carry out engineering works in or in the vicinity of inland surface waters (other than groundwater) or wetlands. Inland water means all standing or flowing water on the surface of the land (e.g. rivers, lochs, canals, reservoirs).
- b. Management of surplus peat or soils may require an exemption under The Waste Management Licensing (Scotland) Regulations 2011. Proposed crushing or screening will require a permit under The Pollution Prevention and Control (Scotland) Regulations 2012. Consider if other environmental licences may be required for any installations or processes.
- c. A Controlled Activities Regulations (CAR) construction site licence will be required for management of surface water run-off from a construction site, including access tracks, which:
 - is more than 4 hectares,
 - is in excess of 5km, or
 - includes an area of more than 1 hectare or length of more than 500m on ground with a slope excess of 25 degrees

See SEPA's Sector Specific Guidance: Construction Sites (WAT-SG-75) for details. Site design may be affected by pollution prevention requirements and hence we strongly encourage the applicant to engage in pre-CAR application discussions with a member of the regulatory services team in your local SEPA office. Below these thresholds you will need to comply with CAR General Binding Rule 10 which requires, amongst other things, that all reasonable steps must be taken to ensure that the discharge does not result in pollution of the water environment.

Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website.

- d. Any INNS present on site must be dealt with appropriately. SEPA Waste Policy provides guidance on the disposal of invasive non-native species and contaminated soils. Further information on invasive non-native species is available on our website.
- e. Construction/demolition works associated with the development of the site must be carried out with due regard to the guidelines on avoidance of pollution.

Reference should be made to the relevant Guidance for Pollution Prevention (GPPs) and to the CIRIA publication C741 "Environmental Good Practice on Site Guide" and the associated pocket book C762.

List of Determined Plans:

- Drawing - Reference No (or Description): PP001 Location Plan
- Drawing - Reference No (or Description): PP001 Rev 1 Pavilion Roof Plan
- Drawing - Reference No (or Description): PP001 Rev 2 Pavilion - Elevations
- Drawing - Reference No (or Description): PP001 Rev 2 Pavilion Layout
- Drawing - Reference No (or Description): PP001 Rev 2 Pavilion Sections
- Drawing - Reference No (or Description): PP001 Rev 3 Pavilion and Police Office Elevations
- Drawing - Reference No (or Description): Pavilion and Police Office Roof Plan
- Drawing - Reference No (or Description): PP001 Rev 3 Pavilion and Police Office Sections
- Drawing - Reference No (or Description): PP001 Rev 3 Site Plan at Completion of Phase 1
- Drawing - Reference No (or Description): PP001 Rev 4 Pavilion and Police Office Layout
- Drawing - Reference No (or Description): PP001 Rev 4 Site Plan at Completion of Phase 1 revised
- Drawing - Reference No (or Description): PP002 Overall Site Plan
- Drawing - Reference No (or Description): PP002 Rev 5 Overall Site Plan – revised and the following drawings approved under 20/00669/APPM
- Drawing - Reference No (or Description): MAY-BDP-ZZ-XX-DR-A-PP002_00 Existing Block Plan
- Drawing - Reference No (or Description): MAY-BDP-ZZ-XX-DR-A-PP003_02 Block Plan at Phase 1
- Drawing - Reference No (or Description): MAY-BDP-ZZ-XX-DR-A-PP004_02 Overall Block Plan
- Drawing - Reference No (or Description): MAY-BDP-ZZ-XX-DR-A-PP005_01 Interim Block Plan
- Drawing - Reference No (or Description): MAY-BDP-01-EL-DR-A-PP001_03 Proposed Elevations Sheet 1
- Drawing - Reference No (or Description): MAY-BDP-01-EL-DR-A-PP002_03 Proposed Elevations Sheet 2
- Drawing - Reference No (or Description): MAY-BDP-01-LG-DR-A-PP100_03 Proposed LGF Plans
- Drawing - Reference No (or Description): MAY-BDP-01-UG-DR-A-PP101_03 UGF Plans
- Drawing - Reference No (or Description): MAY-BDP-01-01-DR-A-PP102_02 Level 01 Floor Plans
- Drawing - Reference No (or Description): MAY-BDP-01-02-DR-A-PP103_02 Level 02 Floor Plans
- Drawing - Reference No (or Description): MAY-BDP-01-SX-DR-A-PP001_03 Proposed Sections
- Drawing - Reference No (or Description): MAY-BDP-01-SX-DR-A-PP002_03 Sections Sheet 2
- Drawing - Reference No (or Description): MAY-BDP-01-RL-DR-A-PP104_03 Roof Plan
- Drawing - Reference No (or Description): MAY-BDP-ZZ-XX-VS-A-P001_01 3D External View 1
- Drawing - Reference No (or Description): MAY-BDP-ZZ-XX-VS-A-P002_01 3D External View 2
- Drawing - Reference No (or Description): MAY-BDP-ZZ-XX-VS-A-P003_01 3D External View 3
- Drawing - Reference No (or Description): MAY-BDP-ZZ-XX-VS-A-P004_01 3D External View 4
- Drawing - Reference No (or Description): Existing Extension - GF

Drawing - Reference No (or Description): Existing Extension - 01
 Drawing - Reference No (or Description): Existing Main Building - GF
 Drawing - Reference No (or Description): Existing Main Building - 01
 Drawing - Reference No (or Description): Existing PE Block
 Drawing - Reference No (or Description): MAY-BDP-02-ZZ-DR-L-PP003_02 Proposed Site Sections
 Drawing - Reference No (or Description): MAY-BDP-02-ZZ-DR-L-PP004_02 AWP Comparison
 Drawing - Reference No (or Description): MAY-BDP-02-ZZ-DR-L-PP005_02 Landscape Plan Phase 1
 Drawing - Reference No (or Description): MAY-BDP-02-ZZ-DR-L-PP006_02 Overall Landscape Plan
 Drawing - Reference No (or Description): MAY-BDP-02-ZZ-DR-L-PP007_01 Wind Turbine Shadow Flicker
 Other - Reference No (or Description): Design _ Access Statement
 Other - Reference No (or Description): Transport Assessment
 Other - Reference No (or Description): Vehicle Tracking Details
 Other - Reference No (or Description): Site Investigation Report
 Other - Reference No (or Description): Drainage Strategy Report
 Other - Reference No (or Description): Flood Risk Assessment
 Other - Reference No (or Description): MCC_AWP 8no. 15m 200 lux Flood Lighting Info
 Other - Reference No (or Description): DWG 01_MCC_AWP 8no. 15m 200 lux Spill Ltg Spill Lighting Results
 Other - Reference No (or Description): Mid Range Columns P9 Data Sheet
 Other - Reference No (or Description): E-2PRM-001_00 Tech Draw for 15m
 Other - Reference No (or Description): Opto Flood Data Sheet for Luminaire
 Other - Reference No (or Description): Wind Turbine Planning Supporting Pack
 Drawing - Reference No (or Description): 53878-1-Topo Sheet 1
 Drawing - Reference No (or Description): 53878-2-REV A Topo Sheet 2
 Drawing - Reference No (or Description): 53878-3 Rev A Topo Sheet 3
 Drawing - Reference No (or Description): 53878-4-REV A- Topo Sheet 4
 Drawing - Reference No (or Description): 53878 - 5 -REV A - Topo Sheet 5
 Drawing - Reference No (or Description): 53878 - 6 - REV A - Topo Sheet 6
 Drawing - Reference No (or Description): Phasing Strategy
 Other - Reference No (or Description): Noise Assessment Report
 Other - Reference No (or Description): Site Wide Lighting Strategy
 Drawing - Reference No (or Description): MAY-BHK-ZZ-ZZ-DR-C-04200 Phase 1 Sheet 1 P03
 Drawing - Reference No (or Description): MAY-BHK-ZZ-ZZ-DR-C0420 Phase 1 Sht 2 P04
 Drawing - Reference No (or Description): MAY-BHK-ZZ-ZZ-DR-C04202 Phase 1 sht 3 P04
 Drawing - Reference No (or Description): MAY-BHK-ZZ-ZZ-DR-C04203 Phase 1 sht 4 P04
 Drawing - Reference No (or Description): MAY-BHK-ZZ-ZZ-DR-C04204 Phase 2 sht 1 P02
 Drawing - Reference No (or Description): MAY-BHK-ZZ-ZZ-DR-C04205 Phase 2 sht 2 P04
 Drawing - Reference No (or Description): MAY-BHK-ZZ-ZZ-DR-C04206 Phase 2 sht 2 P04
 Drawing - Reference No (or Description): MAY-BHK-ZZ-ZZ-DR-C04207 Overland Flow P02

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

- (2) **21/01024/APP – TROON – Struthers Primary School, Staffin Road** - Part change of use of open space and formation of early years education centre complete with associated works.

Having declared an interest in this application, Councillor MacKay made a representation to the Regulatory Panel as a local member and then left the meeting.

Decided: to approve the application subject to the following conditions:-

- (1) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (2) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (3) surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS) Manual published by CIRIA in March 2007;
- (4) that before occupation of the nursery facility an updated Travel Plan shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall include information on existing pedestrian facilities on the principal walking routes to and from the school within the catchment, and highlight appropriate areas for "park and stride" trips to reduce the parking impacts in the vicinity of the school entrance. The Travel Plan shall identify the measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by private car, and set targets for modal shift. The Travel Plan shall clearly define the system of management, monitoring, review, reporting and the duration of the plan;
- (5) that before occupation of the nursery facility a School Travel Pack shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The School Travel Pack shall include information on walking, cycling and public transport facilities and services along principle routes within the catchment area. Additionally, the pack shall provide advice on "park and stride" opportunities in the vicinity of the school to mitigate vehicle impacts at the school gate. The Travel Pack shall be distributed to all pupils upon initial opening of the school, and to new pupils as part of the new intake annually thereafter;
- (6) that, prior to the operation of the early years accommodation, the vehicular and pedestrian access ex adverso the application site, to/ from the adjacent land to the north-east of the application site shall be formed, and available for use by the public, to the satisfaction of the Ayrshire Roads Alliance;
- (7) that prior to the operation of the early years accommodation, the proposed access shall be constructed in accordance with the specifications in the Council's Roads Development Guide, and be a minimum of 5.5 metres wide over its initial 10

metres, as measured from the rear of the public footway before occupation of the facility;

- (8) that the access road from its junction with the public road shall be surfaced in accordance with the specifications in the Council's Roads Development Guide prior to occupation of the early years accommodation. A detailed specification shall be submitted for the prior written approval of the Planning Authority before commencing on-site;
- (9) that the discharge of water onto the public road carriageway shall be prevented by drainage or other means;
- (10) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan and parking bays shall be a minimum 4.8 metres x 2.5 metres with minimum aisle widths of 6 metres;
- (11) that prior to occupation of the development any gates shall open inwards away from the public roadway;
- (12) that cycle parking accommodating a minimum of 4 cycles shall be provided within the site boundary. Precise details of the siting and specifications of the cycle stand(s) shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site. Thereafter, the development shall be implemented as per the agreed specification, to the satisfaction of the Planning Authority;
- (13) that a minimum of 10 vehicular spaces as shown on the approved drawings shall be utilised as a pick-up/ drop-off facility for the nursery accommodation. The parking spaces shall remain available for use as a pick-up/ drop-off facility during the operational hours of the nursery, and shall be retained for this purpose for the lifetime of the development. The precise details and specifications of the facility shall be submitted for the prior written approval of the Council, as Planning Authority and implemented as approved prior to the occupation of the early years accommodation;
- (14) that plans, supplemented by swept path analysis of the largest vehicle type reasonably expected to be serving the development, shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority), and shall require to accord with paragraph 3.1.3 of the Council's National Roads Development Guide. The turning areas shall be constructed, as approved, prior to completion of the development;
- (15) that, prior to the commencement of works on-site, details shall be submitted for the prior written approval of the Planning Authority of the outdoor games area, including the hard-surfacing and means of enclosure, and the location and type of outdoor gym equipment. Thereafter, the development shall be implemented as per the agreed specification, to the satisfaction of the Council, as Planning Authority;
- (16) that before any works start on site a scheme of landscaping indicating the siting, numbers, species and heights (at time of planting) of all trees, shrubs and hedges to be planted, and the extent and profile of any areas of earth mounding, shall be submitted for the prior written approval of the Planning Authority. The scheme as approved shall be implemented within 6 months / first planting season following the completion or occupation of the development, whichever is the sooner. The

open space/landscaped area shall be retained as open space and to this approved standard;

- (17) no development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service;
- (18) that, prior to the commencement of works on-site, details shall be submitted for the prior written approval of the planning authority of the boundary treatment around the perimeter of the nursery facility. Thereafter, the development shall be implemented as per the agreed specification; and
- (19) that, prior to the commencement of works on-site, details shall be submitted of the proposed ground levels for the development and, in particular, the proposed nursery facility, for the written agreement of the Planning Authority.
- (20) That prior to completion of the development, a shared use path be provided from the site to Tay Road, the path should be designed and constructed to be fully compliant with Cycling by Design Standards. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Planning Authority before any work commences on site.

Reasons

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In the interests of visual amenity.
- (3) To ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained.
- (4) To encourage sustainable means of travel.
- (5) To encourage sustainable means of travel.
- (6) To facilitate adequate access, parking and servicing of the development.
- (7) In the interest of road safety and to ensure an acceptable standard of construction.
- (8) In the interest of road safety and to ensure an acceptable standard of construction.
- (9) In the interest of road safety and avoid the discharge of water on to the public road.
- (10) In the interest of road safety and to ensure adequate off-street parking provision. To reduce the potential for congestion and obstruction caused by off-site car parking, and in the interest of road safety and to ensure that there is adequate space for manoeuvring and turning.
- (11) In the interest of road safety.
- (12) To ensure adequate provision of cycle parking on site, and encourage sustainable means of travel.
- (13) For the purposes of road safety and the functional operation of the local road network.
- (14) To reasonably avert the reversing of vehicles onto the main road, and in the interests of road safety.

- (15) To clarify the terms of this permission and in the interest of visual and residential amenity.
- (16) In the interests of visual amenity and to ensure a satisfactory standard of local environmental quality.
- (17) To establish whether there are any archaeological interests on this site and allow for archaeological excavation and recording.
- (18) In the interest of visual amenity.
- (19) In the interest of visual amenity.

- (20) In the interest of road safety and to support sustainable travel.

Advisory Notes:

- (1) The applicant/ developer shall, prior to the movement of any construction traffic to or from the site, submit a Construction Traffic Management Plan for the written approval of the Council as Roads Authority, and Police Scotland. The plan shall describe the methodology for the movement of construction traffic to and from the site and shall require the agreement of the Council as Roads Authority and Police Scotland prior to any movement of construction traffic associated with the site.

List of Determined Plans

Drawing - Reference No (or Description): 100
Drawing - Reference No (or Description): 300
Drawing - Reference No (or Description): 401
Drawing - Reference No (or Description): 403
Drawing - Reference No (or Description): 405

Reasons

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

At this point

- **Councillors Connolly, Mackay, McGinley and Toner did not participate any further in the meeting, as they had not been present at the Regulatory Panel (Site Visit) on 3 December 2021; and**
- **the Service Lead – Legal and Licensing invited nominations for a new Chair as Councillor Connolly had not been in attendance at the Site Visit. The Members agreed to appoint Councillor Fitzsimmons as Chair for this item.**

4. Planning Application continued form a previous meeting of this Panel.

With reference to previous consideration of a planning application for 6 Springvale Road, Ayr (Ref: 21/00849/APP) at the Regulatory Panel on 11 November 2021 and a subsequent site visit on 3 December 2021, the Panel

Decided: to approve the application subject to the following conditions:

- (1) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (2) That prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority;
- (3) That notwithstanding the plans hereby approved, the up and over/roller garage door is hereby not approved. Precise details of suitably designed vertically lined timber doors shall be submitted to, and agreed in writing by the Planning Authority, prior to commencement of works on site.
- (4) That notwithstanding the plans hereby approved, no permission is hereby granted for the grey green cedar wall cladding to external elevations of the garage. Instead, the external wall shall be finished in wet-dash render painted white to the satisfaction of the Planning Authority.
- (5) That notwithstanding the plans hereby approved, the slate used for the roof of the garage shall match the slate on the roof of the dwellinghouse in respect of size, thickness, texture, colour and coursing.
- (6) That notwithstanding the plans hereby approved, the proposed replacement sash and case windows to be installed within the front elevation of the dwellinghouse shall be white in colour.
- (7) That the windows of the dormer window to be formed within the eastern roof plane of the one and half storey rear extension shall comprise of opaque glazing which and shall be retained for the lifetime of the development to the satisfaction of the Planning Authority.
- (8) The garage shall be used solely for domestic purposes incidental to the use of the dwellinghouse and no commercial activities shall be undertaken to the satisfaction of the Planning Authority.
- (9) That a minimum of 3 off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide. Details of parking layouts designed to comply with the guidance set out in the Council's National Roads Development Guide, and Designing Streets as National Policy, shall be submitted for the written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) and agreed upon prior to commencement of the development and thereafter retained permanently unless otherwise agreed in writing by the Planning Authority.

Reasons:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) To safeguard the character and appearance of the conservation area.
- (3) To define the terms of the permission granted and safeguard the character and appearance of the conservation area.
- (4) To define the terms of the permission granted and safeguard the character and appearance of the conservation area.
- (5) To safeguard the character and appearance of the conservation area.
- (6) To define the terms of the permission granted and safeguard the character and appearance of the conservation area.
- (7) In the interest of residential amenity and to define the terms of the planning permission.
- (8) In the interests of residential amenity.
- (9) In the interest of road safety and to ensure adequate off-street parking provision.

Advisory Notes:

That integral or detached garages within the curtilage of a property intended to form part of the parking provision for the dwelling shall have internal garage dimensions of a minimum of 7m x 3m, per vehicle.

List of Determined Plans:

- Drawing - Reference No (or Description): 001
- Drawing - Reference No (or Description): 002
- Drawing - Reference No (or Description): 003
- Drawing - Reference No (or Description): 004
- Drawing - Reference No (or Description): 005
- Drawing - Reference No (or Description): 006
- Drawing - Reference No (or Description): 007
- Drawing - Reference No (or Description): 008
- Drawing - Reference No (or Description): 009
- Drawing - Reference No (or Description): 010
- Drawing - Reference No (or Description): 011

Reasons for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

The meeting concluded at 1.05 p.m.