

REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr
on 7th June 2018 at 10.00 a.m.

Present: Councillors Craig Mackay (Chair), Andy Campbell, Ian Fitzsimmons, Mary Kilpatrick and Margaret Toner.

Apologies: Councillors Brian Connolly, Ian Cavana and Perter Convery.

Attending: F. Mullen, Service Lead - Planning and Building Standards; A. Brown, Co-ordinator (Legal Services, Property and Contracts); D. Love, Supervisory Planner; and A. Gibson, Committee Services Officer.

1. Declarations of Interest.

There were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

2. Minutes of previous meetings.

The Minutes of 9th May 2018 ([issued](#)) were submitted and approved.

3. Applications for Planning Permission.

There were submitted reports (issued) of May 2018 by the Director - Place on current applications for determination.

The Panel decided as follows:-

- (1) [18/00309/APP](#) – AYR – Proposed Underpass, A719 Dunure Road, Ayr – Ayr Road, Fisherton – construction of underpass to link the NCN7 and Alloway – Burton Cycleways.

Decided: the Panel noted that this application had been withdrawn from the agenda.

- (2) [18/00105/MSCM](#) – AYR – Site Development, Dunure Road – approval of matters specified in conditions of outline planning permission 09/00683/OUT – erection of 105 residential units, associated works, SUDS basin and landscaping.

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

- (a) 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;
- (b) that before any work commences on site a suitably scaled block layout plan showing:-
 - (i) existing ground levels;
 - (ii) proposed ground levels, and
 - (ii) finished floor levels of each proposed dwellinghouse shall be submitted for the prior written approval of the Council as Planning Authority;
- (c) 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;
- (d) prior to the removal of any trees, pre felling checks should be undertaken, no longer than 48 hours before felling, on all trees identified as having moderate potential for roosting bats in the report entitled Bat Survey Daytime Tree Report;
- (e) prior to the commencement of any development, an updated landscaping plan shall be submitted for the prior written approval of the Planning Authority and shall, where possible, take account of the following:-
 - (i) 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;
 - (ii) that 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*); and
 - (ii) the inclusion of bird and bat boxes within the development;
- (f) that should any vegetation require to be removed that this is undertaken outwith the breeding bird's season, specifically March – August;
- (g) 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;

- (h) 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;
- (i) that a factoring agreement and maintenance schedule shall be put in place for all trees and planting within public road limits. Thereafter the maintenance schedule shall be adhered to at all times by the nominated factor for the site, and no changes shall be undertaken without the prior written approval of the Council as Roads Authority;
- (j) that off street parking provision shall be provided within the site in accordance with the submitted and approved layout plan;
- (k) that designated bin collection points shall be located a maximum of 15 metres from the public carriageway, before occupation of the development. Details and specification of the siting and design of bin collection points 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;
- (l) no work shall be carried out on any phase of the development unless and until an effective vehicle wheel washing facility has been installed in accordance with details that shall be submitted for the written approval of the Council as Roads Authority prior to its installation, if required for that phase. When required, such facility shall be retained in working order and used such that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which will cause a nuisance or hazard to the road system in the locality;
- (m) 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;
- (n) surface water from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems (SUDS). Full details of the methods to be employed, along with details of how these measures will be maintained in perpetuity, shall be submitted for approval in writing by the Council as Planning Authority prior to the commencement of any works on site. None of the dwellings shall be occupied until the Sustainable Urban Drainage System (SUDS) has been completed in accordance with the submitted and approved plans; and
- (o) that footpath and cycle links as considered appropriate shall be provided with existing public roads and footways at locations to the satisfaction of the Council as Planning Authority (in consultation with the Council as Roads Authority).

Reasons:

- (a) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (b) in the interests of residential and visual amenity; to ensure that there is no significant detrimental impact on adjacent properties;
- (c) in the interests of visual amenity;
- (d) in the interests of biodiversity;
- (e) in the interests of biodiversity;
- (f) in the interests of biodiversity;
- (g) to encourage sustainable means of travel;
- (h) in the interest of road safety and to avoid the discharge of water onto the public road;
- (i) in the interest of road safety;
- (j) 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;
- (k) in the interests of road safety;
- (l) in the interest of road safety;
- (m) in the interest of road safety;
- (n) to ensure the site is drained in an acceptable and sustainable manner; and
- (o) to encourage sustainable means of travel

Advisory Note

Scottish Water were consulted on this application and have provided the following advice for the applicant:

- There is currently sufficient capacity in the Bradan Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us;
- There is currently sufficient capacity in the Meadowhead Waste Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us;
- 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; and
- For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not normally 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.

SEPA were consulted on this application and have provided the following advice for the applicant:

- A construction site licence under CAR for water management across the whole construction site will be required. This applies because the site is greater than 4ha or more in area. It is therefore recommended that you have pre-application discussions with a member of the regulatory team in your local SEPA office; and
- Details of regulatory requirements and good practice advice for the applicant can be found on the Regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office at:
31 Miller Road
Ayr
KA7 2AX.

Glasgow Prestwick Airport were consulted on this application and have provided the following advice for the applicant:

- All future documentation that building heights along with approximate co-ordinates (Eastings and Northings) are submitted to ensure GPA adequately safeguards the Airport against this and future new buildings on this site; and
- Notification of the use of cranes and associated equipment (as per Article 55 of the ANO) during construction phase would have to be granted permission in advance by the Airport if the crane is to be used within 6km of the aerodrome/airfield and its height exceeds 10m or that of the surrounding structures or trees (see attached procedure leaflet for further details).

SAC (Biodiversity) were consulted on this application and have provided the following advice for the applicant:

- 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);
- That works should not lead to contravention of the Habitats Directive/Conservation (Natural Habitats, &c.) Regulations 1994 (as amended);
- That the area of construction 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 a bat survey demonstrates that bats and / or a known roost are likely to be affected by the proposed development and planning permission is to be granted then a condition should be placed on the decision notice requiring the developer to apply for, and obtain, a European Protected Species Licence before work commences;
- If a 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;
- If a bat survey demonstrates that development is likely to affect bat foraging and/or commuting habitat: Linear features such as tree lines should be retained, and compensatory planting should be considered wherever possible;

- Should any European Protected Species (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 Protected Species (EPS) be found either prior to or during the period of development then the need for EPS licensing should be reviewed;
- If there is a requirement for any tree felling then it may be appropriate for the developer to conduct a survey (in season) for potentially roosting bats / nesting birds;
- 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
- That any excavations are covered at night to prevent animals from falling in or becoming trapped.

SAC Environmental Health were consulted on this application and have provided the following advice for the applicant:

- 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;
- It is Council policy that works should not be carried out after 13:00 on Saturdays, Sundays and Public Holidays. Accordingly prior written approval for specific works on those days must be obtained from Environmental Health before such works can be scheduled; and
- The permitted maximum noise level emanating from construction or demolition sites shall be relative to the pre-contract ambient noise level for that area.

The contractor shall ensure that this method of working complies with BS 5228-1:2009 Code of practice for noise and vibration control on construction and open sites-Part 1:Noise

Pre-contract Ambient level/ L_{Aeq} 2 hour) 0800 - 1000 or 1900 - 2100 or as appropriate	Time Periods					Saturdays	*Sundays & Public Holidays
	Week day working Monday to Friday excluding Public Holidays						
	Day 0700 - 1900 L_{Aeq} (12 hr)	L_{Amax}	Evening 1900 - 2300 L_{Aeq} (4 hr)	L_{Amax}	Night Hours 2300 - 0700 (8hr)	0700-1300	
35	65	86	55	65		65	
40	65	86	55	65		65	
45	65	86	60	70	Given	65	Given
50	70	91	60	70	on	70	on
55	75	96	65	75	request	75	request
60	75	96	65	75		75	
65	75	96	65	75		75	
70	80	101	80	90		80	
75	80	101	80	90		80	

List of Determined Plans:

Drawing - Reference No (or Description): PLANNING LAYOUT HOUSE TYPE D&E;
Drawing - Reference No (or Description): PLANNING LAYOUT HOUSE TYPE F;
Drawing - Reference No (or Description): PLANNING LAYOUT HOUSE TYPE F(MID);
Drawing - Reference No (or Description): PLANNING LAYOUT HOUSE TYPE G;
Drawing - Reference No (or Description): PLANNING LAYOUT HOUSE TYPE G(MID);
Drawing - Reference No (or Description): PLANNING LAYOUT HOUSE TYPE H;
Drawing - Reference No (or Description): PLANNING LAYOUT - BRYCE 03(PL)101;
Drawing - Reference No (or Description): PLANNING LAYOUT - BURNET 03(PL)101;
Drawing - Reference No (or Description): PLANNING LAYOUT - HUGHES 06(PL)101;
Drawing - Reference No (or Description): PLANNING LAYOUT - MACLAREN 08(PL)101;
Drawing - Reference No (or Description): PLANNING LAYOUT - MILLER 09(PL)101;
Drawing - Reference No (or Description): PLANNING LAYOUT - DOUGLAS 15(PL)101;
Drawing - Reference No (or Description): PLANNING LAYOUT - BRUCE 19(PL)101;
Drawing - Reference No (or Description): PLANNING LAYOUT - DREW 20(PL)101;
Drawing - Reference No (or Description): PLANNING LAYOUT - HARRISON/BRYCE 03(PL)101;

Drawing - Reference No (or Description): PLANNING LAYOUT - HARRISON 03(PL)101;
Drawing - Reference No (or Description): TOPOGRAPHICAL SURVEY 8399;
Drawing - Reference No (or Description): LOCATION PLAN 0302_(PL)106;
Other - Reference No (or Description): DETENTION BASIN SECTIONS 42300_001_002 RevB;
Other - Reference No (or Description): DESIGN STATEMENT nda 217086.01;
Other - Reference No (or Description): LANDSCAPE MAINTENANCE REGIME;
Other - Reference No (or Description): PRELIMINARY ECOLOGICAL APPRAISAL 1116;
Drawing - Reference No (or Description): GENERAL ARRANGEMENT PLAN PROPOSE 0302_(PL)100 Rev P2.7;
Drawing - Reference No (or Description): GENERAL ARRANGEMENT PLAN PROPOSE 0302_(PL)101 RevP2.7;
Drawing - Reference No (or Description): SITE ELEVATIONS 1 0302_(PL)102 Rev P1.1;
Drawing - Reference No (or Description): SITE ELEVATIONS 2 0302_(PL)103 RevP1.1;
Drawing - Reference No (or Description): SITE ELEVATIONS 3 0302_(PL)104 RevP1.2;
Drawing - Reference No (or Description): SITE ELEVATIONS 4 0302_(PL)105 RevP1.1;
Drawing - Reference No (or Description): LANDSCAPE PROPOSALS 0152.18/SL-01 RevD;
Drawing - Reference No (or Description): PLANTING PLAN (1 OF 2) 0152.18/SL-02 RevB;
Drawing - Reference No (or Description): PLANTING PLAN (2 OF 2) 0152.18/SL-03;
Drawing - Reference No (or Description): DENTENTION BASIN LAYOUT 42300_001_001 RevC;
Drawing - Reference No (or Description): CONCEPTUAL DRAINAGE LAYOUT PLAN 42300_001_003 RevC;
Drawing - Reference No (or Description): PRELIMINARY SITE LEVELS 42300_001_004 RevD;
Drawing - Reference No (or Description): SWEPT PATH - REFUSE VEHICLE 42300_001_005 RevB;
Drawing - Reference No (or Description): SWEPT PATH - FIRE TENDER 42300_001_006 RevA;
Other - Reference No (or Description): BAT SURVEY DAYTIME TREE REPORT 28th July 2017; and
Other - Reference No (or Description): BAT ACTIVITY SURVEY REPORT 20th September 2017

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 the neighbouring land and buildings

- (3) [18/00311/FURM](#) – AYR – Site Development, Dunure Road – further application as not to comply with Condition 1 of Planning Permission 09/00683/OUT to extend the period of time within which Matters Specified in Conditions applications may be submitted by six years.

Decided: to grant delegated powers to approve this application subject to Section 75 Legal Agreement and subject to the following conditions:-

- (a) that formal application(s) for the Approval of Matters Specified in Conditions shall be submitted to, and approved by, the Council before commencement of development. Such application(s) shall be made not later than six years from the date of this permission or, if later, within 6 months from when an earlier approval for the same matters was refused or dismissed on appeal. The proposed development shall commence within two years from the approval of the Requisite Matters Specified in Condition application, or in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained;
- (b) approval is given in principle for the layout, land uses and urban form as set out within the Greenan masterplan, Ayr and dated June 2009. The scale of development approved In this planning permission as follows:-
- (i) Residential
The total number of residential units to be developed throughout the entire site shall not exceed 500 housing units (inclusive of affordable housing units);
- (ii) Convenience store
The convenience store to serve the whole development shall be located in the Phase 1 of the development and shall be of a scale and footprint to be agreed with the Planning Authority prior to implementation of the development hereby approved; and
- (iii) Care Home
That a care home shall be located and provided in phase 2,3,4 or 5 of the development as identified in figure 7.1 the Greenan Masterplan dated June 2009, with a formal application including details of its size, orientation, landscape treatment, design treatment, parking and access arrangements";
- (c) the first phase of development will be that shown in Fig 7.1 identified in the Greenan Masterplan, Ayr and dated June 2009, and within each phase, programming will be determined by a detailed Phasing Plan which will be submitted at the first formal application for each phase, or as otherwise agreed by the Council. The Phasing Plan will detail the exact sequences of development for each proposed land use, the provision of infrastructure, landscaping and open space, and the scale and distribution of affordable housing within three phases of the development to be agreed with South Ayrshire Council as Planning Authority;

- (d) the first formal application for each phase shall be accompanied or preceded by the submission of a Development and Design brief, which shall be approved in writing by the Planning Authority. Each brief will accord with the Greenan Masterplan, Ayr and dated June 2009 unless otherwise agreed by the Planning Authority and include the following matters:
- (i) the layout of each phase including all roads, roundabouts, footways, cycleways and car and cycle parking, bus routes and stops, road layouts and alignments, and servicing areas;
 - (ii) the location of parks and other open places and play equipment;
 - (iii) the identification of individual development parcels for the agreed land uses, showing the orientation of buildings; and identifying focal buildings etc; and
 - (iv) a plan for the Core Loop Road to provide for appropriate landscaping including clusters of trees where appropriate, existing and proposed ground levels which respect the natural topography of the site as far as possible and provisions for lowered kerbs to link with strategic routes. All elements shall integrate with each other to the satisfaction of the Planning Authority
- (e) all formal applications shall be in accordance with the proposals hereby approved and shall be implemented in accordance with the Greenan Masterplan, Ayr and dated June 2009, as forming part of this permission 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. The Greenan Masterplan shall be adhered to for the relevant phase unless otherwise agreed by the Planning Authority, and shall set out the means of access, Sustainable Urban Drainage System (SUDS), associated greenspace and any cut/fill within the site and other principles outlined in each Development and Design Brief at that time or before. Unless otherwise approved by the Planning Authority, all development shall generally follow the topography of the site.

All formal application(s) for the Approval of Matters Specified in Conditions or full application for this site shall have full regard to the following matters of principle:

- (i) wherever possible, houses adjacent to this Core Loop Road shall front onto this Core Loop Road. No garages shall be positioned such that they extend in front of the building line of the houses. The building line shall reflect the curves of the line of the Core Loop Road. Where houses are located on corner sites between the Core Loop Road and the vehicular access points from this Core Loop Road, these houses shall be dual fronted with windows facing both street elevations. Unless otherwise approved by the Planning Authority, the Core Loop Road shall follow the topography of the site and shall work within existing ground levels not exceeding +/- 1.5 metres to the satisfaction of the Planning Authority;

- (ii) wherever possible, all houses located on corner sites of road junctions shall be dual fronted with windows facing both street elevations;
 - (iii) that the use of engineered traffic calming measures shall be avoided (speed humps), unless it can be established as a preference in terms of the underlying geometry for the roads. Wherever possible, any engineered traffic calming measures shall use natural landscape features e.g. trees (which shall be ball protected) and shall in all cases ensure the smooth passage of pedestrians and cyclists. Attention shall be given to the angle of visibility splays at junctions to reduce driver speed. These matters shall be to the satisfaction of the Planning and Roads Authority;
 - (iv) that wherever appropriate, measures shall be taken which lead to minimising street signage by the use of signage on buildings and high quality street signage to the satisfaction of the Planning and Roads Authority; and
 - (v) all properties located at the northern edge of the red line site will face outwards towards the coast, will not exceed 2 storeys in height and shall be in accordance with Fig 6.10 of the Greenan Masterplan and dated June 2009;
- (f) that at the stage of the first formal application for each phase, a Landscape and Habitat Management Plan shall be submitted to and approved by the Planning Authority and shall be implemented in full during the construction stage of all phases of the development and adhered to for the lifetime of the development. The Landscape and Management Plan shall define the proposed management regime for all landscaped areas within each phase. The Plan shall include details of the following:
- (i) retention of mature trees and hedges wherever possible and planting of new indigenous trees and shrubs within the new structure landscape;
 - (ii) appropriate planting of new trees, hedges, shrubs and ground cover plants within the site;
 - (iii) mature trees which require to be felled as part of the construction works;
 - (iv) proposals for establishing whether there is evidence of roosting bats or nesting birds and proposals for ongoing bat surveys. Where trees require to be felled and appear suitable as bat roosts and openings are present, best practice methods to protect bats shall be undertaken to the satisfaction of the Planning Authority;
 - (v) that there shall be no works of disturbance to potential bird breeding habitats, during for example tree felling and hedgerow removal within the main bird feeding season (March to June inclusive) unless with the agreement of the Planning Authority;
 - (vi) details of structural landscaping for all boundary treatment and landscape areas, together with details of phasing; and
 - (vii) proposals for a qualified ecologist overseeing the implementation of the plan, having particular regard to wildlife corridors.

- (g) that at the first formal application for each phase of the development, 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 earthmounding, shall be submitted for the prior written approval of the Planning Authority. The scheme as approved shall be implemented within the first planting season following the completion or occupation of the last residential unit for each land parcel in the relevant phase development. Re-planting will be undertaken for a period of two years following completion of a phase to replace trees, landscaping or shrubs that have failed to grow. A maintenance plan shall also be outlined and submitted to protect the landscape planting undertaken and to allow it to mature;
- (h) that the open space/landscaped areas shall be retained as open space and to this approved standard. A factoring arrangement and a maintenance schedule shall be put in place for the maintenance of open spaces, grassed and parkland areas and this shall be submitted as part of an application for matters specified in conditions. Thereafter the maintenance schedule shall be adhered to at all times by the nominated factor for the site, and no changes shall be undertaken without the prior written approval of the Planning Authority;
- (i) that before any works start on any phase within the site, the developer shall submit a tree protection plan, in accordance with the current British standards, of all trees that may be affected by development within the relevant phase. 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 approval of this Planning Authority;
- (j) that all hard and soft landscaping treatment (including location of all hard surfaces; planting; details of play equipment; and height and materials of all fences and gates and any other means of enclosure) of all amenity open spaces and landscaped areas, shall be submitted to and approved by the Council as Planning Authority. Play equipment shall be in accordance with the Council's Planning Policy No.4 to the satisfaction of the Council as Planning Authority;
- (k) that 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 and shall include retention ponds generally in locations shown in the Greenan Masterplan, Ayr dated June 2009. At the formal application stage full details of the methods to be employed, following discussions with SEPA, along with details of how these measures will be maintained in perpetuity, shall be submitted for the formal prior written approval of the Planning Authority before any work commences on site;

- (l) that the foul drainage arrangements for the site shall be to the satisfaction of the Planning Authority, in consultation with SEPA and Scottish Water;
- (m) that no part of any phase of the development shall be occupied until the Sustainable Urban Drainage System (SUDS) to which that part of the development relates has been completed in accordance with the submitted and approved plans;
- (n) no development shall take place within a development phase 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 for that specific phase. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented for that phase 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;
- (o) prior to the submission of the first formal application for each phase for the development of buildings, there shall be submitted proposals for achieving a reduction in CO² emissions in accordance with Scottish Planning Policy, for the approval of the Planning Authority. The completed development shall accord with the scheme;
- (p) that 25% of the total number of units within the residential development hereby approved shall be available as affordable housing to the satisfaction of the Council as planning authority; and in accordance with the Council's SPG 'New Housing Developments and Affordable Housing' to ensure delivery of affordable housing in all 3 phases identified in the Greenan Masterplan (Fig.7.1) dated June 2009;
- (q) a bus gate shall be provided as part of the development and prior to the occupation of the first residential unit, and should be installed as indicated by the Steer Davies Gleave drawing dated the 21st of February 2008 (Fig. 5.12) entitled 'Proposed off site road works';
- (r) cycle links into the National Cycling Network Route 7 (NCN7) from the site shall be required in accordance with a scheme to be submitted to and approved by South Ayrshire Council prior to commencement of development on site. The cycle links shall be developed in phases as laid out in Condition 4(a).

- (s) that prior to the occupation to the first residential unit, a Travel Plan shall be submitted for the formal prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Plan shall identify the measures to be implemented, the system of management, monitoring, review, reporting and the duration of the plan. It shall incorporate measures designed to encourage modes of travel other than private car;
- (t) that Stage 2 and 3 Road Safety Audits, shall be submitted to South Ayrshire Council as Roads Authority and in compliance with HD 19/03 of the Standard for Highways Design Manual for Roads and Bridges, and shall be submitted to the Roads Authority in relation to any works within public road limits. This applies to all proposed new roads and any alterations to existing roads carried out under a Section 56 Agreement;
- (u) that a 2 metre wide public footway shall be maintained along the site frontage on Dunure Road In accordance with the specifications in the Council's Roads Development Guide before the occupation of the development;
- (v) that prior to the occupation of the developments first residential unit, a roundabout is to be provided in order to serve as the sites primary access. The Steer Davies Gleave drawing entitled 'Indicative Roundabout at Main Access at Browncarrick Drive' (dated 21st of February 2008) is indicative of the required road layout. Final designs should be agreed with the Roads Authority prior to full planning permission being granted;
- (w) that a priority junction that serves as secondary access into the site shall be provided. Included as part of this junction will be a ghost island for those vehicles turning right into the development off of Dunure Road. Designs, location and phasing of new the site's secondary access shall be submitted for the prior approval of the Planning Authority within six months of the date of this permission;
- (x) that junction access visibility sightline splays of 4.5 metres by 90 metres shall be maintained in both directions at any priority junction between the developments road network and the A719. There shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (y) 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 Planning Authority before any work commences on site;
- (z) that an extension of the existing 30 mph zone on Dunure Road shall be promoted. The timescale for this to be agreed with South Ayrshire Council as Roads Authority, and prior to occupation of the first residential unit.

Reasons:

- (a) to clarify the terms of the permission;
- (b) to clarify the terms of the permission;
- (c) to clarify the terms of the permission;
- (d) to clarify the terms of the permission;
- (e) to clarify the terms of the permission;
- (f) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (g) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (h) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (i) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (j) in the interests of protecting the natural habitat and ecology of the site and promoting an open space framework;
- (k) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (l) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (m) to ensure the site is drained in an acceptably sustainable manner and the drainage infrastructure is properly maintained;
- (n) to ensure that measures are put in place to appropriately assess and record archaeology;
- (o) to ensure that the development reduces carbon emissions in a sustainable manner in the interests of environmental quality;
- (p) to ensure that such units are provided within the site and in accordance with the provisions of the development plan;
- (q) for the purpose of encouraging sustainable travel;
- (r) for the purpose of encouraging sustainable travel;
- (s) For the purpose of encouraging sustainable travel;
- (t) in the interests of road safety;
- (u) in the interests of road safety;
- (v) for the purposes of accessibility;
- (w) For the purposes of road safety and accessibility;
- (x) in the interests of road safety;
- (y) in the interests of road safety; and
- (z) in the interests of road safety.

Advisory Notes:

Scottish Water were consulted on the application and have provided the following advice for the applicant:

- There is currently sufficient capacity in the Bradan Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to Scottish Water.
- There is currently sufficient capacity in the Meadowhead PFI Waste Water Treatment Works. However, please note that further investigations may be required to be carried out once a formal application has been submitted to Scottish Water.
- The applicant should be aware that Scottish Water are unable to reserve capacity at their water and/or waste water treatment works for the proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, Scottish Water will review the availability of capacity at that time and advise the applicant accordingly.
- For reasons of sustainability and to protect Scottish Water customers from potential future sewer flooding, Scottish Water will not normally accept any surface water connections into the combined sewer system. There may be limited exceptional circumstances where Scottish Water 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. Scottish Water will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

List of Determined Plans:

Drawing - Reference No (or Description): 09/00683/OUT APPROVED DRAWINGS; and
Drawing - Reference No (or Description): LOCATION PLAN 264.30/PA/SP01 Rev0

Reason for Decision:

Extending the timescale within which the development may commence is considered to be acceptable and remains consistent with the reasons of the original application (09/00683/OUT).

The meeting ended at 10.25 a.m.