
NORTH AYRSHIRE COUNCIL

4th December 2019

Planning Committee

Locality	Irvine
Reference	19/00748/PPM
Application Registered	9th October 2019
Decision Due	9th February 2020
Ward	Irvine South

Recommendation	Approved subject to Conditions
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Location	Dundonald Links Ayr Road Irvine Ayrshire KA11 5AB
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Applicant	Darwin Leisure Development Properties (Guernsey) Ltd
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Proposal	Sports/leisure development to include: (1) erection of clubhouse with bar/lounge/catering facilities; (2) erection of 97 tourist/holiday lodges (comprising 124 units); (3) erection of extension to existing maintenance/housekeeping buildings; (4) the provision of ancillary facilities including covered structure for buggy charging, halfway house, swing studio, gatehouse and the removal of the temporary clubhouse; (5) the formation of a footpath link onto Ayr Road and the provision of car parking
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1. Description

Planning permission is sought for tourism development at Dundonald Links golf course to the south of Irvine. The proposal involves the erection of a replacement clubhouse and 97 holiday lodges (which would provide 124 individual units) as well as other improvements and upgrades to maintenance facilities, removal of the existing pre-fabricated clubhouse building and the formation of a new road access onto Ayr Road. In addition to changing facilities for golfers, the proposed clubhouse would provide a bar, lounge and catering for use by guests staying at Dundonald Links and the general public.

Dundonald Links has a very extensive planning history over the past 20 years, having been developed as a new golf course on rural land previously used for agriculture or open space.

Of significance to this proposal is the original outline planning permission dating from 2000 (ref. 99/00185/OPP) as well as some of the more recent planning applications. In February 2016, planning permission in principle was granted by the full Council for a residential development of up to 45 detached houses (15/00705/PPPM). There have been several permissions granted for replacement, purpose-built clubhouse facilities (14/00224/PP and 15/00558/PP). Permission was also granted for the development of an accommodation block with 8 self-contained rooms for overnight stays by visitors (15/00558/PP). None of these developments were implemented, however. Since then, the golf course has been sold to new owners who are focussed on the development of holiday accommodation and improved facilities at Dundonald Links. It is the owner's intention to bid for further championship golf events, following on from the success of the Ladies Scottish Open in 2015, 2016 and 2017 as well as the Scottish Open in 2017.

The proposed clubhouse would be sited to the east of the existing temporary clubhouse. The two-storey pavilion style building has been designed with a contemporary architectural character, with views overlooking the golf course and beyond to the Firth of Clyde and Arran. A car park with 120 spaces would be provided to serve the clubhouse, which would have a fountain as a focal point near the entrance to the building.

The proposed holiday lodges would be developed in two phases. The first phase would have 40 lodges, the second would have 84. All lodges would be situated in groups. One cluster of 11 buildings (providing 22 units) would be located to the east of the clubhouse and nestled into the sand dune landscape. The other lodges, grouped in clusters of around 6 or 8, would be located at a greater distance from the clubhouse on land previously approved in 2016 for housing development (ref. 15/00705/PPPM). A loop road would be developed with short cul-de-sac type streets to provide access to each cluster, all of which would be within easy walking distance of the clubhouse and other facilities. In terms of design, each lodge building would be single storey with shallow pitched roofs. External finishes would consist of grey roof membranes and composite timber effect wall cladding. Floor to ceiling windows and fully glazed doors would provide natural light and views out to the surrounding dune landscape and beyond. Windows, doors and rainwater goods would be coloured anthracite grey to complement the contemporary theme which has been adopted by the designer. A large pond or water feature would provide visual interest within the centre of the site. The existing mature woodland belt which borders Ayr Road would be retained to provide visual enclosure between the site and the land to the east.

The ancillary development includes various golf related facilities such as a simulator, swing studio, covered putting area, halfway house, starters hut and buggy charging. A generous area of land has also been reserved beside the clubhouse for a 'championship village' which would be used during golf tournaments. In terms of other infrastructure, it is proposed to provide a helipad, footpaths, foul drainage, sustainable drainage system (SuDS) and an extension to the greenkeepers building to provide support facilities. The existing access onto Ayr Road would be retained, and provision has been made in the proposals for a right turn lane with ghost island that would be developed prior to the commencement of the second phase of lodges. A new gatehouse would be provided at the site access. A direct footpath link from the bus stop of Ayr Road is proposed. A service access is also proposed some 200m north of the main access. This would involve re-opening an older access point which has been closed off.

The application falls within the category of "major" development, in terms of The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. A

pre-application consultation (PAC) was required and a PAC notice was received 11th June 2019 (ref. 19/00459/PREAPM).

In support of the application the following documents have been submitted:

PAC report

The PAC report notes the publicity measures undertaken and a public event was held on 20th June 2019. The report notes 50 responses were received as a result of the event and a website was also provided to enable comments to be made. The overwhelming response to the proposals was noted as being positive. Some concerns were made with regards to the capacity of the golf course being able to cope if all of the holiday lodges were occupied as well as the potential impacts the resort would have on existing members. However, responses to these concerns have been provided direct by the applicant as they relate to operational, rather than land use planning, matters.

Design and Access Statement

The document appraises the site in terms of dune landscape character, existing facilities and the client's brief. It then goes on to outline the principles behind the proposed design of the clubhouse, drawing on the typology of such buildings, the brief, the site context as well as pre-application consultation with the planning authority and the wider public. A similar approach was taken to the design for the lodges. Consideration has also been given to the ecological characteristics of the site, with much of the siting and design work informed by other studies in relation to habitats and nature. There is also commentary on access provision within the development for wheelchair users and people with mobility or other impairments.

Drainage Impact Assessment (DIA)

This three part document considers current greenfield drainage conditions and provides a conceptual strategy for draining the proposed development in terms of both surface and foul water. The study notes that the development would create a total hardstanding area equivalent to 3.21ha. The site would be split into 3 separate drainage catchment areas where surface water would be managed independently within each area. SuDs systems are proposed to attenuate and treat surface water flows. There are no watercourses within the site that are at risk of flooding the development, nor does the development pose a threat of increased flooding elsewhere. Foul water drainage has not been designed in detail at this stage. The DIA states that two potential options for dealing with foul water are available. One is a gravity connection from the lodges to the existing foul pumping station within the site. Two is a pumped solution. The DIA concludes that the foul drainage solution would need to be developed in consultation with Scottish Water to ensure the existing off-site network has sufficient capacity to accept flows from the development and recommends the use of a planning condition in this regard.

Ecology Report

The report builds on previous studies and was prepared following recent surveys of the site. The report notes the varied ecology and biodiversity within and around the site, and

considers that the development would work sympathetically with the existing landscape to provide a net gain for biodiversity.

Phase 1 Geo-Environmental Assessment

The report considers, with reference to previous studies, other documentation and walkover surveys, any potential contamination or ground stability risks from historical land uses and the underlying ground conditions. The assessment concludes that the contamination risk for the site is regarded as being to be low, in general terms. In addition, the site is not underlain by any known historic coal workings.

Transport Statement

This four part report considers the potential trip generation and distribution characteristics of the development. The report highlights that site is considered to be accessible by sustainable transport, with Ayr Road being a bus route near to the site and two railway stations within 4km. The development would be within walking distance of the bus stops on Ayr Road where there are regular services to/from Irvine/Ardrossan/Largs and Troon/Ayr. The report also notes that Ayr Road is part of National Cycle Network Route 7. For car and service traffic, Ayr Road is connected to the A78 trunk road to the north at Newhouse Interchange and to the south at Meadowhead Roundabout, both being a short drive from the site, and not passing through any built up areas. Consideration is also given to the proposed new access road junction design following analysis of traffic flows on Ayr Road, as well as consideration of internal access routes and footpaths within the development. The statement concludes that, in terms of traffic generation, the proposed development would have no adverse impacts on safe and efficient operation of the local or trunk road network.

Planning Statement

The planning statement considers various matters and draws together the above range of technical studies, national and local planning policies, the planning history of the site and the opportunities presented by the proposal. The statement highlights that the proposals, which enjoy widespread public support, would deliver various benefits, ranging from a high-quality replacement clubhouse, high-quality lodge accommodation, increased parking provision, increased employment (estimated at 31 additional permanent staff, taking the total employment to 61) and increased visitor expenditure whilst at the same time protecting and enhancing the landscape and ecology of the site. The statement concludes by stating that the development would make an important contribution to supporting North Ayrshire's tourism offer whilst not intensifying the scale of development previously granted.

The site is located to the south of Irvine and is accessed from Ayr Road between the Three Stanes Roundabout and the Meadowhead Roundabout.

In terms of the adopted Local Development Plan, the site is allocated for leisure and open space. The following policies are applicable to the consideration of the proposal:

Strategic Policy 1 - The Countryside Objective

Strategic Policy 2 - Placemaking

Policy 6 - Supporting Sustainable Tourism

Policy 19 - Development Involving Open Space

Policy 15 - Landscape and Seascape

2. Consultations and Representations

Neighbour notification was carried out and the application was advertised in a local newspaper in accordance with statutory procedures. No representations have been received.

Glasgow Prestwick Airport - no objection to this proposed development on statutory safeguarding grounds. However, any disturbance of the land will have the potential to increase the attraction of birds to the area and the developer should incorporate measures to minimise their attractiveness to birds wherever possible. Any type of landscaping or planting of any new trees/shrubs may attract birds by providing feeding, nesting and roosting habitat, large quantities of berry-bearing species should be avoided wherever possible in close proximity to an aerodrome the developer should incorporate measures to minimise their attractiveness to birds. Notification of the use of cranes and associated equipment during the construction phase would have to be granted permission in advance by the Airport if the crane is to be used within 6km of the airport and its height exceeds 10m or that of the surrounding structures or trees. Any lighting schemes that are required/considered must be checked with Glasgow Prestwick Airport to ensure that any lighting does not cause distraction to aircraft crew.

Response: A condition can be attached in relation to landscaping specifications and informative notes added to cover the other points raised by Glasgow Prestwick Airport. It should be noted that the site is more than 6km from the boundary of the airport.

SEPA - no objection. SEPA has reviewed the DIA prepared for the planning application by RPS and is satisfied with the applicant's proposals to connect the foul drainage arising at the site into the public sewerage system, in accordance with Scottish Water requirements. Prior to works commencing, SEPA would expect the applicant to provide an updated DIA which include details of the finalised drainage strategy for the site, including confirmation that Scottish Water has given approval for the connection to their network. The surface water from the completed development must drain to SUDS designed and constructed in accordance with the CIRIA (C753) SUDS Design Manual. SEPA acknowledge the DIA states that all surface water from the site will be discharged to the water environment. SEPA is supportive of these arrangements. The planning authority should be made aware there are a number of potentially odorous SEPA regulated activities (landfill site, sludge works, sewage works, chemical manufacture) in the vicinity of the proposed development that have occasionally given rise to public complaints.

Response: Noted. A condition could be attached with regard to the finalised foul drainage arrangements as well as the Council's standard SuDS condition.

NAC Environmental Health - no objections to the development subject to a range of recommendations in relation to site investigation and the mitigation of construction impacts.

Response: A condition could be attached in respect of the recommended site investigation condition. The other matters have been raised directly with the applicants by Environmental Health.

NAC Active Travel and Transport - no objections to the development subject to conditions relating to the sightlines at the junction with Ayr Road, the provision of a footpath link to the bus stop and consideration given to the provision of a right turn lane prior to the second phase of the development coming into operation.

Response: Noted. Conditions could be attached in respect of the above requirements.

Scottish Natural Heritage - advise that Western Gailes Site of Special Scientific Interest (SSSI) is situated almost immediately adjacent to the proposal, separated from the red line site boundary by the railway line. However, the proposed developable area is approximately 500m east of Western Gailes SSSI. Western Gailes SSSI is nationally important and notified for an assemblage of invertebrates and sand dune habitat. Given the 500m separation distance and presence of the railway line, SNH does not consider that the SSSI is ecologically connected to the proposed development site nor anticipate any impacts upon the SSSI as a result of the development. In terms of non-statutory designated sites, Gailes Marsh Nature Reserve is situated immediately adjacent to the proposed development. SNH welcomes the proposals for the site to be subject to a Habitat Management Plan (HMP) to mitigate the loss of habitats and make enhancements for species such as invertebrates, reptiles, bats and nesting birds as detailed in section 5.6.3 of the supporting Planning Statement for this application. SNH understands that Dundonald Links Golf Course is part of the Irvine to Girvan Nectar Network (IGNN), a local conservation project being led by Scottish Wildlife Trust that aims to establish connected nectar and pollen-rich sites along the Ayrshire coast to ensure long-term survival of pollinating insects in the area. SNH recommend that the HMP for this proposal should tie in with the IGNN and contribute towards its objectives. As detailed in section 7.2.1 of the Planning Statement, RPS Group has undertaken a Preliminary Ecological Appraisal and follow up Phase 2 Ecological surveys on site.

Response: Noted. The implementation of the Habitat Management Plan (HMP) during the development would be secured by condition, which could take into account the nectar network comments made in the SNH response.

Scottish Water - no objection to the proposal. There is adequate capacity within the public water and public sewers to serve the development. Surface water should be treated using SuDS and will not be accepted to the sewer network via a combined sewer.

Response: Noted. A condition could be attached with regard to the finalised foul drainage arrangements as well as the Council's standard SuDS condition.

West of Scotland Archaeology Service - The proposal is situated in an area of high archaeological potential which has clearly been in use by humans for thousands of years. This is illustrated by the many archaeological records in the surrounding landscape which are the result of random reporting of finds and sites made accidentally during ground disturbance associated with agricultural improvements and the former sandpits over the last 150 years or so. The majority of these represent prehistoric activity. The proposal is reasonably large in scale so the potential for significant unrecorded sub-surface archaeological deposits remains an issue. Despite disturbance in recent times it is possible that significant archaeological remains may survive within the application boundary and that these may be damaged or destroyed by the ground-breaking elements of the proposals. In this case, because it is unlikely that any buried remains that have survived the past

agricultural and military use would be so well preserved that they would warrant preservation in situ, it is unnecessary to request prior archaeological evaluation for the current planning application. In these circumstances, the West of Scotland Archaeology Service would instead advise the Council to consider attaching an archaeological condition to any consent they may be minded to grant this application.

Response: Noted. A condition could be attached to address the matters raised by the Archaeology Service.

No comments have been received from Irvine Community Council, RSPB or the Scottish Wildlife Trust. South Ayrshire Council responded by advising of no comments to make.

3. Analysis

In accordance with statute, planning applications require to be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise.

As noted above, there are six relevant development plan policies, the first of which is Strategic Policy 1 - The Countryside Objective. This strategic policy states that, in principle, the Council will support expansions to existing rural businesses, including tourism and leisure uses where they would promote economic activity, diversification and sustainable development, particularly where they develop "our coastal tourism offer/infrastructure." As noted above, the site already benefits from permission to develop a relatively small number of bedrooms for tourism purposes as well as the development of up to 42 dwellinghouses, and in 2000, permission was granted for 40 timeshare units. This proposal has been brought forward as an alternative to the previously consented schemes. Due to the renewed focus on tourism related development, which could create over 40 additional jobs at the site, it is considered that the proposal would contribute positively towards the aims of the Countryside Objective. As such, the proposal accords with Strategic Policy 1, in principle.

The assessment of the proposal against Strategic Policy 2 - Placemaking will take place after consideration of the detailed topic-based policies.

Policy 6 - Supporting Sustainable Tourism Accommodation applies to the proposal. This policy confirms that the Council will in principle support the creation and enhancement of tourism and related activities that are in accordance with the Council's current tourism strategy. The Council's tourism strategy is relevant to the current proposal. The publication 'Making Waves in North Ayrshire - Tourism Action Plan 2018 - 2022' is heavily focussed on North Ayrshire's coast and islands as a main driver for the area's tourism. Dundonald Links is very near the coastline and is one of a number of coastal 'links' golf courses in the area between Irvine and Barassie. As a location, much of the character and attraction of Dundonald Links is derived from its low-lying sand dune landscape with panoramic views towards the Firth of Clyde, Isle of Arran, the North Ayrshire coast and uplands as well as Kintyre and the Isle of Bute. The Council's Tourism Action Plan highlights the promotion of golf events and their growing importance to the North Ayrshire economy, including the Scottish Open, which has been hosted at Dundonald Links. The proposal, which would have a very moderate impact on the landscape character of the area, includes measures which seek to safeguard and enhance the fragile dune landscape. It is therefore considered to be an example of a sustainable tourism development. Given the background to Dundonald Links over the past 20 years, which emphasised the potential of the site for tourism

purposes centred on a championship standard golf course from the outset, it is considered that the proposal accords with Policy 6.

With regard to Policy 19 - Developments Involving Open Space, the site has the benefit of planning permission for tourism development under previous consents, as well as planning permission in principle for a housing development dating from 2016. As noted above, the original planning permission for the golf course, dating from 2000, involved a timeshare development which was not implemented. In these circumstances, far less weight can be attached to Policy 19 which, in general terms, seeks to restrict development on areas of protected open space. This proposal seeks approval for an alternative development of land which is not part of the functional open space within the golf course. No part of the golf course itself would be developed as a result of the proposal. As stated previously, the total area of land to be developed equates to 3.21 hectares. The total area of land within Dundonald Links is approximately 108 hectares. As such, just under 3% of the protected open space at Dundonald Links would be developed as a result of the proposal. It must also be noted that the open space designation extends beyond Dundonald Links to three other golf courses, meaning that the total loss of open land to the proposed development would be well below 1% of the overall area between Irvine and Barassie. The proposal is therefore acceptable in terms of Policy 19.

Policy 15 relates to landscape and seascape. Of relevance to the proposal is criterion (d), which relates to local landscape features (i.e. those with no designation). The landscape character of the site and its surroundings is sensitive to development. The proposal has taken landscape character into account as an integral component of the design process. As noted above, the site is near to the nationally important Western Gales SSSI although would not involve any development within the designation. Scottish Natural Heritage (SNH) has no objection to the proposal in this respect. Gales Marsh Nature Reserve is situated immediately adjacent to the proposed development and is a local wildlife designation. This nature reserve would not be developed as a result of the proposal.

The siting and design of the development has taken account of the low-lying dune landscape character of the area by proposing to form groupings of lodges separated by undulations in the landscape that would echo the sand dune character of the wider area. The club house building would be more dominant and would act as a focal point within the site. However, it has been designed to complement the character of this open landscape, adding to the sense of place. The retention of the significant tree belt to the east of the site, which separates this semi-natural landscape from the heavily developed industrial areas at the paper mill and Oldhall, is noted. This woodland area is a very important consideration in the local landscape, since it screens views of Ayr Road, the A78 and the industrial complex beyond. The woodland, which is largely mature, helps to define the eastern edge of the sand dune landscape. The woodland would form the backdrop to the proposed development and enable the lodges and clubhouse to have an appropriate setting, unaffected by industry or major transport routes. When viewed from the railway line to the west, the development would not result in any significant adverse impacts on the surrounding landscape by reason of the low-lying nature of the site, the low-rise buildings and containment provided by the woodland to the east. From the railway, the dominant view is of the paper mill complex, which becomes more visible as the distance from Dundonald Links increases. However, the site (and the proposed development) would not be visible from the beach because the sand dunes and intervening Western Gales golf course restricts views. The proposal is therefore acceptable in terms of Policy 15.

Policy 23 relates to Flood Risk Management. As noted above, the proposal is supported by a Drainage Impact Assessment and would feature a SuDS detention basin for the management and treatment of surface water. Foul water would be drained to the public sewer via a pumping station. SEPA has no objection to the application, and neither has Scottish Water. The proposal is therefore acceptable in respect of Policy PI 8.

Policy 27 addresses the issue of Sustainable Transport and Active Travel. The proposal is supported by a comprehensive transport statement, which considers all trip generation and the potential for sustainable and active travel. As noted above, the site is located adjacent to an established bus route, with convenient bus stops, with shelters on both sides of the road near the site entrance. National Cycle Network Route 7 runs along Ayr Road and Irvine Railway Station is within 4km of the site. It is considered that the site is suitably located to provide a range of travel options that do not rely solely on the private car as the means of access. As a tourism development, the trip generation rate is likely to be distributed more evenly through the day and is unlikely to add significantly to peak time journeys on Ayr Road or the wider network. The local transport infrastructure could therefore accommodate any growth in traffic generated by the proposal. Conditions would be required to ensure that adequate sightlines are provided at the entrance junction, to secure a footpath link and to ensure consideration is given to the provision of right turn lane when the second phase of the development is due to be delivered. The above factors would make the development acceptable in terms of Policy 27.

Finally, turning to Strategic Policy 2 - Placemaking, the proposal has been assessed in terms of the relevant criteria as follows:

In terms of distinctiveness, the proposed clubhouse would be a distinctive element within the development, enhancing the overall Dundonald Links site and providing a focal point that would become the main 'feature' of the place. The single storey lodges would have less architectural merit, however, due to their dispersed and low-density arrangement, the lodges are unlikely to have any adverse impact on the character of the site as a whole, with limited impact beyond the site boundaries. The impacts of the smaller buildings and the extension to the greenkeepers building would be wholly contained within the overall 108 hectare site and of low landscape/visual impact. As noted above, the sand dune landscape has been used to positive effect in shaping the layout and pattern of development. By placing each individual building element carefully within its landscape context, it is considered that the whole development would be distinctive and unique within North Ayrshire.

It is considered that the development would be welcoming, safe and pleasant through the building and landscape design, the arrangement of the buildings and spaces within the site and through the semi-natural landscape setting of Dundonald Links, including its outstanding coastal views.

It is considered that the development would be resource efficient through the use of sustainable water management. The construction of the lodges would take place off-site within a factory, using a modular system. This method of building reduces environmental impacts of construction on site and ensures a greater level of resource efficiency. The lodges would all meet current building standards in terms of energy efficiency and insulation.

The development is not designed to be adaptable, as it would serve a tourism use. However, the modular building system used in the construction of the lodges would enable the development to be modified at a future stage once these elements are redundant, thus providing the opportunity for the site to be re-purposed or redeveloped without any significant environmental impacts.

In terms of the criterion 'easy to move around and beyond', it is noted that the existing access arrangements would be modified to enhance pedestrian links between the site and Ayr Road where there are bus services and National Cycle Network Route 7. In summary, it is considered that the proposed development would make a positive contribution to placemaking and would therefore accord with Strategic Policy 2.

In conclusion, the application is considered to accord with the LDP, and the development would secure the delivery of a major tourism development that was originally envisaged around 20 years ago. The proposed clubhouse and other facilities would help to secure future golf tournaments for North Ayrshire and the associated lodges would provide a form of tourist accommodation that would attract visitors to the area all year round. Accordingly, the application should be approved subject to the conditions referred to in this report.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That no development shall take place 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 in consultation with the West of Scotland Archaeology Service and approved in writing by North Ayrshire Council as 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 North Ayrshire Council as Planning Authority in consultation with the West of Scotland Archaeology Service.

Reason

To make appropriate provision for investigating and recording any buried archaeological remains.

Condition

2. That the development hereby approved shall be implemented in accordance with the recommendations contained in the supporting documentation submitted with the planning application unless otherwise indicated below, all to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

To secure the implementation of the development in accordance with the supporting information.

Condition

3. That, prior to the commencement of the development, the habitat management plan (HMP) shall be updated to include measures that would contribute to the Irvine to Girvan Nectar Network (IGNN) that aims to establish connected nectar and pollen-rich sites along the Ayrshire coast to ensure long-term survival of pollinating insects in the area. The updated HMP shall be then submitted for the written approval of North Ayrshire Council. Thereafter, all of the measures contained in the updated HMP shall be implemented during the course of the development.

Reason

In the interests of the ecology of the area.

Condition

4. That prior to the commencement of the development of the replacement club house, the applicant shall undertake a targeted intrusive site investigation to confirm ground conditions for geotechnical purposes, with selected soil and groundwater samples to confirm the absence of any significant environmental impact. A UXO assessment should also be undertaken prior to any earth moving operations. All documentation shall be verified by a suitably qualified Environmental Consultant and submitted for the written confirmation of North Ayrshire Council as Planning Authority.

Reason

In the interests of environmental protection.

Condition

5. That the foul drainage arrangements for the development shall be connected to the public sewer. For the avoidance of doubt, surface water shall not be drained to the public sewer.

Reason

In the interests of sustainable water and waste water management.

Condition

6. That, prior to the commencement of the development, hereby approved, confirmation shall be submitted in writing to North Ayrshire Council as Planning Authority and certified by a suitably qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in 'The SuDS Manual' (CIRIA report C753, published November 2015). Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

In the interests of securing a sustainable drainage scheme for the development

Condition

7. That, prior to the commencement of any building operations, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a detailed schedule of the proposed external finishes, boundary treatments ground surface treatments to be used in the development. Thereafter, the development shall be implemented only in

accordance with such details as may be approved, unless otherwise agreed in writing with North Ayrshire Council as Planning Authority.

Reason

In the interest of the amenity of the area.

Condition

8. That, prior to the commencement of the any landscaping works on the site, the applicant shall submit for the written approval of North Ayrshire Council as Planning Authority a scheme of landscaping, which shall include details of plant/shrub species, planting densities, soil treatment and aftercare. The designer of the scheme shall incorporate measures to minimise the attractiveness of the landscaping to birds. Since any type of landscaping or planting of any new trees/shrubs may attract birds by providing feeding, nesting and roosting habitat, large quantities of berry-bearing species should be avoided wherever possible in close proximity to Glasgow Prestwick Airport. Thereafter, the landscaping scheme as may be approved shall be implemented prior the completion of each phase of the development to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

To ensure that an appropriate landscaping scheme is designed and provided, taking into account the comments of Glasgow Prestwick Airport.

Condition

9. That details of any treeworks, inclusive of tree protection measures, to be undertaken during the development shall be submitted for the prior written approval of North Ayrshire Council as Planning Authority. The details shall comply with the principles and practices contained in "BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations." For the avoidance of doubt:

- there shall be no treeworks undertaken during the main bird breeding season (March - September);
- all tree protection measures to be erected shall be maintained in a satisfactory condition for the duration of all engineering and construction operations until the completion of the relevant phase of the development.

The development shall be implemented only in accordance with such details as may be approved to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

In the interest of the amenity of the area.

Condition

10. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of North Ayrshire Council Environmental Health. Thereafter a suitable investigation strategy as agreed with North Ayrshire Council shall be implemented and any necessary remediation works carried out prior to any further development taking place on the site, all to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

In the interests of environmental protection.

Condition

11. That visibility splays of 4.5m x 215m shall be provided and maintained on land within the applicant's control at the access junctions with Ayr Road such that there is no obstruction to visibility above a height of 1.05 metre measured above the adjacent carriageway level to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

In the interest of road safety.

Condition

12. That a 3 metre wide all abilities path connection shall be formed between the north bound bus stop on Ayr Road and the central area of the development site prior to the replacement club house coming into operation.

Reason

To promote active travel.

Condition

13. That, prior to the commencement of phase 2 of the development, an appendix to the transport statement shall be prepared to consider the need for a ghost island right turn lane on Ayr Road at the main site access and submitted for the written approval of North Ayrshire Council as Planning Authority. The scope of the transport statement shall be agreed in writing with the planning authority beforehand. In the event that a ghost island right turn lane on Ayr Road is required, the facility shall be provided prior to the completion of phase 2 of the development to the satisfaction of North Ayrshire Council as Planning Authority, or, with the mutual agreement of both parties, by an earlier date as may be deemed necessary in the interests of the safe and efficient movement of traffic on Ayr Road. For the avoidance of doubt, phase 1 shall comprise the clubhouse and the first 40 lodges. Phase 2 shall comprise the remaining 84 lodges.

Reason

In the interest of road safety.

Condition

14. That no holiday lodges shall be occupied until the replacement clubhouse, hereby approved, is completed and operational to the satisfaction of North Ayrshire Council as Planning Authority.

Reason

To restrict the development to the terms of its justification/special need.

Condition

15. That the occupation of the lodges hereby approved shall be limited to persons visiting Dundonald Links for holiday purposes only. The maximum letting period to any individual or group shall be limited to 30 days and shall not be re-let to the same person(s) for consecutive periods or for more than 30 days in any 12 month period. In addition, the lodges shall not be sold, let, or sub-let for any other purpose without the prior written approval of

North Ayrshire Council as Planning Authority. For the avoidance of doubt, none of the lodges shall be occupied as a permanent residence.

Reason

To restrict the development to the terms of its justification/special need.

Russell McCutcheon
Executive Director (Place)

For further information please contact Mr A Hume Planning Officer on 01294 324318.

Appendix 1 – Location Plan

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