



NORTH AYRSHIRE
COUNCIL

Cunninghame House,
Irvine.

30 January 2014

Planning Committee

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **WEDNESDAY 5 FEBRUARY 2014** at **2.00 p.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

2. Minutes

The accuracy of the Minutes of the meeting of the Committee held on 15 January 2014 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

3. Irvine/Kilwinning

Submit report on the following application:-

13/00705/PP : Gailes Farm, Gailes, Irvine

Demolition of existing farm outbuildings, refurbishment and extension of the existing farmhouse and the erection of seven executive houses with associated green space (copy enclosed).

4. Urgent Items

Any other items which the Chair considers to be urgent.

Planning Committee

Sederunt: Matthew Brown
John Ferguson
Robert Barr
John Bell
John Bruce
Joe Cullinane
Ronnie McNicol
Tom Marshall
Jim Montgomerie
Robert Steel

(Chair)
(Vice-Chair)

Chair:

Attending:

Apologies:

Meeting Ended:

Planning Committee
15 January 2014

IRVINE, 15 January 2014 - At a Meeting of the Planning Committee of North Ayrshire Council at 2.00 p.m.

Present

Matthew Brown, John Ferguson, Robert Barr, John Bell, John Bruce, Tom Marshall, Ronnie McNicol and Robert Steel.

In Attendance

J. Miller, Senior Manager (Planning, Transportation and Regeneration), R. Middleton, Planning Officer and A. Wingate, Graduate (Development and Environment); A. Craig, Team Manager (Litigation) and M. Anderson, Committee Services Officer (Chief Executive's Service).

Chair

Councillor Brown in the Chair.

Apologies for Absence

Joe Cullinane and Jim Montgomerie.

1. Declarations of Interest

There were no declarations of interest by Members in terms of Standing Order 16 and Section 5 of the Code of Conduct for Councillors.

2. Minutes

The accuracy of the Minutes of the meeting of the Committee held on 4 December 2013 was confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Isle of Arran

13/00624/PP: Isle of Arran: Kildonan: Farhills

Mr John McDonald, Auchenhew Farm, Kildonan, Isle of Arran, has applied for planning permission for the deletion of Condition 7 of planning permission CH/01/92/0814 to remove the occupancy restriction in respect of Farhills, Kildonan, Isle of Arran.

The Committee agreed to grant the application.

4. North Coast and Cumbraes

13/00654/PP: Largs: 31 Nelson Street: The Art Studio

Largs Upholstery Limited, 29 Nelson Street, Largs, have applied for planning permission for a change of use from an art studio/gallery to an upholstery workshop at The Art Studio, 31 Nelson Street, Largs.

The Committee agreed to grant the application, subject to the following condition:-

1. That the premises shall be used for the purposes of an upholstery warehouse and for no other purpose and this permission shall enure for the benefit of the applicant only.

5. Notice Under Section 179 of Town and Country Planning (Scotland) Act 1997 Saltcoats Land to the South of 5/7/9 Quay Street

Submitted report by the Corporate Director (Development and Environment) on the proposed serving of a Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997 requiring proper maintenance of the land for the abatement of the adverse impact on the local area, in relation to land to the south of 5/7/9 Quay Street, Saltcoats.

The land in question has been used for the dumping of what appears to be both domestic and builders' refuse, as well as an accumulation of litter. The condition of the land, which is readily visible from adjacent streets and residential properties, has a significant adverse impact on the amenity of the local area. It is proposed that a Notice be served under Section 179 of the Town and Country Planning (Scotland) Act 1997 to secure the removal of the refuse and litter from the land.

The Committee agreed to authorise the serving of a Notice under Section 179 of the Town and Country Planning (Scotland) Act 1997 requiring the proper maintenance to abate the adverse impact on the local area, in relation to the land to the south of 5/7/9 Quay Street, Saltcoats.

6. Millport Conservation Area Appraisal and Management Plan

Submitted report by the Corporate Director (Development and Environment) on the proposed adoption of the Millport Conservation Area Appraisal and Management Plan following public consultation.

On 23 October 2013, the Planning Committee considered, and agreed to approve, the publication of the Millport Conservation Area Appraisal and Management Plan for public consultation. A public meeting on 7 November 2013 marked the beginning of the consultation process. As well as advertising the consultation online and through the local paper, an exhibition summarising the two documents was displayed within Garrison House, Millport. Over the 8-week consultation period, 5 responses were received. The responses did not raise any concerns in respect of the documents.

The Committee agreed to adopt the Millport Conservation Area Appraisal and Management Plan as non-statutory guidance to the North Ayrshire Local Development Plan.

The meeting ended at 2.10 p.m.

NORTH AYRSHIRE COUNCIL

Agenda Item

Planning Committee

5 February 2014

Planning Area

Irvine/Kilwinning

Reference

13/00705/PP

Application

13th December 2013

Registered

Decision Due

13th February 2014.

Ward

Irvine West

Recommendation**Grant with Conditions contained in
Appendix 1**

Location

Gailes Farm, Gailes, Irvine

ApplicantDawn Developments
220 West George Street
Glasgow**Proposal**Demolition of existing farm outbuildings,
refurbishment and extension of the existing
farmhouse and the erection of seven executive
houses with associated green space

1. Description

Planning permission is sought for the erection of 7 dwellinghouses and the refurbishment of a vacant former farmhouse at Gailes Farm, Irvine. Gailes Farm is situated around half a mile south of Irvine's settlement boundary. The site itself is a roughly triangular piece of ground, bounded by the Ayr/Glasgow rail line on its west side. The northern boundary is defined by Marine Drive, which is located on an embankment which increases in height from east to west.

The southern boundary is defined by Gailes Road, which provides vehicular access to a Scottish Water pumping station, immediately to the south of the site, and to Western Gailes Golf Club, which is located beyond the railway line (see attached location plan).

The site presently contains the existing farmhouse and a number of disused/derelict outbuildings, which were originally associated with the farming operation. The site is relatively open, other than the buildings thereon, with limited vegetation. There is a telephone pylon located in the north-east corner of the site, the lines from which travel in a roughly westward direction towards the rail track and then along the western boundary of the site. It is assumed that the telephone line runs underground, northwards, beneath Marine Drive. There is a cycle track which runs parallel to Marine Drive, along the northern boundary, which then returns southward along the eastern boundary to join Gales Road.

It is proposed to demolish all of the existing outbuildings, but to retain the original farmhouse. In combination with the refurbished farmhouse, the new build houses would be grouped to form a courtyard. Some of the houses would be linked using garages. Those not physically linked would be sited close together in order to create a sense of enclosure.

Each house would have two storeys and slated roofs. The principal wall finish would be white render with coloured cladding on the upper floors. The original design concept was to use timber cladding, but following a design review meeting, it was considered that the site has a more coastal character than rural. Accordingly, in order to create a more coastal theme, the use of a variety of coloured cladding boards is proposed as an alternative to the timber originally proposed.

A notable feature of each house is a circular stair tower on the front elevation. The influence for this feature is a housing estate at Cramond in Edinburgh, which has produced a contemporary Scottish design.

Houses would also have gabled roofs, some with projecting gables and others with dormers featuring balconies. At the design review meeting, it was agreed that the skews proposed for the new build housing could be removed in order to avoid creating a pastiche form of architecture. Skews feature on the original farmhouse, however, and these would be retained.

The courtyard itself would function as a place within the site. Car parking would be provided at convenient locations for each house, with visitor parking provided more remotely near the access road. The intention of this is to promote the use of the courtyard as a place for the enjoyment of the residents rather than as a large expanse of road and car park.

In order to create a landscape setting, a detailed landscaping scheme has been submitted. This reviews the landscape context of the area, highlighting the sand dunes, golf courses, nature reserves and Site of Special Scientific Interest. There is no agricultural land nearby and the overall impression is of a wide, flat landscape broken up with scots pine plantations, roads and the railway line.

Landscape proposals for the development would include the provision of raised screen mounds with new woodland to buffer the site from the railway line to the west and pumping station to the south. The tree planting would also provide a buffer against the prevailing winds from the sea. Careful woodland design will allow views out across the railway towards the coast. Shrubs and hedgerows are also proposed.

Access to the site is proposed off Gales Road, with a cycle path/footpath entering the site via the west boundary and linking with the existing cycle route.

Waste water disposal would be to a treatment system located to the south west of the site near the railway track. A raised mound would enable percolation of the treated waste water into the ground. Surface water would be drained through porous paving and soakaways.

In support of the proposal, the applicant has submitted a design statement, noise assessment, landscape assessment, structural condition survey of the farmhouse, bat survey, drainage impact assessment and transportation assessment.

In the adopted North Ayrshire Local Plan (excluding Isle of Arran), the site is allocated as leisure and open space. It is not affected by any site specific policies or proposals in the Plan. Policy OS1 "Protection of Open Space" is relevant. Policy OS1 seeks to protect areas of open space.

The proposal must also be assessed against the Development Control Statement within the Local Plan, which sets out a framework against which all development proposals will be assessed. The Development Control Statement generally requires that development should have regard to the amenity of the surrounding area, with respect to siting, design and privacy, etc. The Council's package of Design Guidance is also relevant to the consideration of the proposal.

A previous application for residential development on the site in 2008/09 (ref. 08/00881/PP) was refused. The application was refused on the grounds of development of open space; visual impact; noise and vibration issues due to proximity to the railway line, road and pumping station; impact on landscape character; access arrangements and foul water discharge arrangements. An earlier proposal for the conversion of the existing buildings to dwellings in 2003 (ref. 03/00056/PP) was withdrawn.

2. Consultations and Representations

Neighbour notification has been undertaken in accordance with statutory procedures, which included the publication of a notice in a local newspaper. One letter of representation has been received, which makes the following points:

1. The foul water treatment being proposed is innovative and raises concern regarding the final discharge and whether this will be of sufficient quality to be able to be absorbed by the surrounding ground. The Gales Links club draws ground water from a borehole pipe system for use to water the course and any reduction in groundwater quality would be of deep concern and may affect the golf course.

Response: The discharge will be treated water which will percolate into the ground after passing through the treatment plant. The quality of the water will be affected by its passage through the ground, rainfall levels and other factors. SEPA will require to provide a licence for the disposal of the treated waste water.

2. Gales Links would look to the Council through the planning process to safeguard the existing ground water quality and to ensure that in such an innovative design for dealing with foul water sewerage that a high degree of site supervision be required and that building control be closely involved in the approval process.

Response: The regulator in this instance would be SEPA, not the local authority. Building Standards would, however, have a role in scrutinising the waste water treatment plant and soakaway.

3. Regarding visual impact, it is noted that the assessment criteria will be subjective and that it is noted as High, Moderate, and Low but nowhere does it state what the thresholds are of these criteria, and which they consider significant in terms of visual impact.

Response: The assessment criteria used in the submitted landscape report complies with the professional guidelines adopted by the Landscape Institute for use by qualified landscape consultants.

4. In the Landscape Report, it is stated that visual mitigation to the views from the Gales Links clubhouse of the new development would be “straight forward by removing the existing wild roses and replacing them with a woodland mix.” Whilst this may indeed be straight forward, no discussions have taken place with the club as to whether such planting would need to be on club ground or affect our boundary, and who would pay for the mitigation planting?

Response: To clarify, any part of the landscaping scheme which lies outwith the boundaries of the application site would require the consent of the relevant landowner for implementation. In this case, the wild roses are part of a planting scheme on the verge of Marine Drive. It is not regarded as critical for visual mitigation purposes that the roses are replaced with a woodland planting scheme. This aspect of the proposal can be resolved by a planning condition in relation to the implementation of the landscaping scheme.

Consultations:

NAC Roads and Transportation - no objections. The internal access road will not be adopted. Discussions have taken place with the agent on reducing the emphasis on a formal road design, and a revised site plan has been submitted as a result.

Response – The revised block plan provides for access, parking and turning using a more informal approach that would enhance the setting of the development.

Environmental Health - no objections in principle. From a knowledge of the existing site, the existing premises and the surrounding area and from an examination of the drawings which accompany this application there are no objections in principle to this application. However, several matters have been taken up directly with the applicant and the agent, particularly with reference to Noise, Septic Tank installation and Contaminated Land.

Response – Noted.

SEPA - object to the proposal on the grounds that there is a lack of information with regards to foul drainage proposals for the development. Drainage is a material planning consideration and potential impacts on the water environment must also be considered in the determination of planning applications. Planning Advice Note 79 (Water & Drainage) provides guidance on new development's connection to waste water infrastructure. Paragraph 12 states "Where a development is proposed in an area already served by Scottish Water's network, connection to that network will be the preferred option." Paragraph 42 states that "The Planning Authority should be satisfied that proposals would not have an adverse impact on water quality, public health or the environment". SEPA believe that there is a gravity foul sewer within 150m to the South of the site. Where there is a public sewerage system, waste water from development within and close to the settlement envelope should be directed to that system in line with PAN 79 and also SEPA Policy and Supporting Guidance on Provision of Waste Water Drainage in Settlements. In this situation it is our position that the discharge of treated sewage should if possible be connected to this gravity foul sewer. The applicant should deal directly with Scottish Water to determine the feasibility of a connection to this asset and to ensure that the additional flow arising from this development can be accommodated in the sewer network without causing or contributing to the premature operation of consented storm overflows. If it is demonstrated that a connection to the public sewer is unfeasible (i.e. with correspondence from Scottish Water including refusal of connection, details of technical difficulties etc.) then it needs to be demonstrated that the site conditions are suitable for any proposed private waste water drainage system.

Response – The applicant's consulting engineer has been in discussion with SEPA regarding the above matters. Whilst there is a waste water sewer near the site, it does not serve any of the properties in the vicinity and Scottish Water have not indicated that it would be available for use in new development. It is understood that the nearest sewer serves the paper mill at Meadowhead and is not available for general use. Whilst the preferred approach of SEPA is fully understood, the use of a private treatment system with soakaway is the best practical alternative in this particular situation due to the remoteness of the site from the public sewer network. It should be noted that, should the Council be minded to approve the development, SEPA's objection does not require a referral of the application to the Scottish Ministers in this case.

Scottish Water - no objections. It is noted that there are no public sewers in the vicinity of the proposed development, that Bradan Water Treatment works currently has capacity to service the proposed development, and that the water network that serves the proposed development is currently able to supply the new demand. A totally separate drainage system will be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

Response - These matters could be addressed by either conditions or informatives attached to any planning permission.

Glasgow Prestwick Airport - no objection to this proposed development on statutory safeguarding grounds subject to implementation of statutory conditions relating to the use of cranes and associated equipment. During construction phase, the developer would have to be granted permission in advance by the Airport if a crane is to be used within 6km of the airport and its height exceeds 10m or that of the surrounding structures or trees.

Response: Noted. An informative can be attached to any grant of planning permission.

Scottish Wildlife Trust – no objections; the following comments were provided:

1. A bat survey was done by a competent individual who also advised on other wildlife present. SWT are not surprised that no bats were found. Similar findings were made by SWT during our own surveys at Gales Marsh.
2. Tree planting - ecologically, there should be no trees other than those required for screening purposes. The north west and south west corner planting seem excessive and SWT would prefer to see more of the coastal grassland in these areas.

3. Woodland mix - while Scots pine is not considered native to this area, SWT understands why it has been chosen for landscape reasons. The mix is generally acceptable and we would only add that they should be of local provenance. Item k on the maintenance schedule should have replacement of the same species, not just "similar".
4. Hedgerow mix – SWT advise that sea buckthorn should not be planted in this area. It is an invasive alien and will spread to where it is not wanted. Dogwood does not have a place in an Ayrshire native hedgerow.
5. Shrubs – SWT are content that most of the non-native planting would be in the central communal area and they are plants with wildlife benefits. The dogwood continuous with the native strip west of the houses is out of keeping with the native scrub theme and should be replaced with the native hedgerow mix.
6. Coastal meadow mix – SWT are pleased to see this element and that it will be managed appropriately.

Response: The above points have been reported back to the applicant's agent. A condition requiring the submission of amendments to the landscaping scheme to meet the above comments can be imposed.

3. Analysis

The proposal requires to be assessed against the provisions of Policy OS1 and the Development Control Statement within the North Ayrshire Local Plan (excluding Isle of Arran).

Policy OS1 indicates that the proposals, on land identified as protected leisure and open space, shall not accord with the Local Plan unless they can satisfy the following criteria:-

1. The proposed development will not have a detrimental impact upon the amenity, character and appearance of the area; and
2. Where the proposed development is for an outdoor recreational or leisure use, it will:
 - (a) Improve the quality and range of sports or leisure facilities within the Local Plan area; and
 - (b) Not lead to a net loss of open space or playing fields; or

3. Where the development is for a use other than outdoor recreational or leisure purposes, it will:
 - (a) Not adversely affect the recreation value of any area of active or passive open space when considered in relation to the overall level of provision in the local area; and
 - (b) Not set an undesirable precedent for further incremental loss of open space; and
4. Where the development affects existing playing fields or other outdoor recreational facilities, there will be no loss of amenity and alternative provision of equal community benefit and accessibility will be made available.

In relation to (1), it is recognised that the site, in its current, derelict state, has a detrimental effect on the amenity, character and appearance of the area. Due to golf course developments in the area, there is no farmland to which the farm steading relates and it cannot be considered as an open space in functional terms, given the variety of abandoned buildings and unmaintained land. Public access to the site in its current condition would serve no useful leisure or recreational purpose, leaving redevelopment as being the only reasonable alternative.

In relation to (2), the proposal is not for an outdoor recreation or leisure use. However, the development will provide improvements to the quality of the landscape, which will have a beneficial effect on the setting of the open spaces and leisure uses around the site (eg. golf courses, cycle track). Furthermore, the development will provide areas of open space for use by the occupants of the houses. There would be no net loss of open space or playing fields since the site is not used as an open space at the present time.

In relation to (3), it is considered that the development would have a beneficial effect on the recreational value of the surrounding area. The proposal would not set an undesirable precedent since the site is brownfield in character, contains numerous abandoned buildings and does not function as an area of open space. The site cannot be compared against the neighbouring golf courses or nearby beach park. These areas function as open spaces because they have been designed to facilitate public access for leisure and recreation, and are maintained as such.

Criterion (4) is not relevant to this proposal, since no existing playing fields or other outdoor recreational facilities would be affected. Rather than a loss of amenity, it is considered that the proposed development, which would have half the number of new build houses in comparison with the 2008 application, would improve the amenity of the area.

It must also be borne in mind that the site is prominently situated between the Glasgow – Ayr railway line and a major road leading to the Irvine coastline (Marine Drive). Derelict buildings and unmaintained land at prominent locations such as this one act as a disincentive to tourism in North Ayrshire.

In summary, it is considered that the proposed development would comply with the requirements of Policy OS 1.

In respect of the Development Control Statement, the following criteria are relevant to the assessment of the proposal:

- (a) Siting, Design and External Appearance
- (b) Amenity
- (c) Landscape Character
- (d) Access, Roads Layout, Parking Provision
- (e) Water and Sewerage

In terms of (a), the proposal would result in the rehabilitation of a farm house that has lain derelict for many years, the removal of redundant farm buildings and the development of new housing grouped around a courtyard. Having considered the submitted design statement, plans and drawings, it is considered that the applicant has responded appropriately to the coastal context of the site. The development would be of high quality and offer a distinctive and attractive form of housing with easy access to nearby leisure routes and facilities. The houses would relate well architecturally to the farm house in terms of scale and design, whilst also having a contemporary character that makes reference to its setting near the Firth of Clyde. The focus on place-making has also been carried into the setting for the housing and, following discussion with Council officers, the applicant has shifted the focus away from standards based roads engineering towards a more site-specific access and parking solution. This has been designed to enhance the overall quality of the development. Use of shared surfaces, narrower lanes parking lay-bys and imaginative use of porous paving would all combine to produce a more informal character.

In terms of (b), the beneficial impact on the amenity of the area has already been discussed. In terms of the impacts on the residential amenity of the proposed houses, arising from the nearby railway line and pumping station, the submitted noise report makes a number of recommendations which would inform the insulation standards for internal noise levels. The report identifies that mitigation would be required to safeguard the householders from intrusive noise from the surrounding environment. Some of this mitigation may require to take place off-site at the pumping station, and discussions are proposed by the applicant with Scottish Water to consider possible measures. In view of the uncertainty regarding this issue, a suspensive condition is required. This condition would require the submission of further information and the implementation of definitive measures to safeguard the development against the effects of noise.

In terms of (c), the site is largely contained within the surrounding landscape by the road embankment to the north, the large pumping station building and undulating landscape to the south and the railway to the west. The proposed woodland planting scheme would further enclose and contain the site from the surrounding land, although the upper part of the development would be clearly visible from nearby Marine Drive and the railway. However it would also be viewed in the context of the nearby Gailes development. It is not considered that further development in this landscape would have a significant adverse effect on its character.

In terms of (d), Roads and Transportation has no objections. Although the road within the development would not be adopted, advice was offered on reducing the engineering approach to enable the issues of access, parking, turning, pedestrian movement and place to be achieved in a way that is sensitive to the development and its context.

In terms of (e), considerable detail has been provided with respect to the private waste water and surface water systems. SEPA have objected, expressing a preference for connection to the public sewer in the first instance. However, whilst there is a trunk sewer nearby, connection was not regarded as being practical, nor feasible. Scottish Water has raised no objections.

It is considered that this proposal is more acceptable in terms of siting, scale and design in comparison to the previous application that was refused in 2009. This proposal also addresses various other matters of detail, such as waste water treatment and noise. It is considered that the redevelopment of this derelict site for housing would accord with Policy OS 1 and provide a more positive image of North Ayrshire at this prominent location, thereby assisting the regeneration of the area.

There are no other material considerations. As such, it is recommended that planning permission is granted subject to the conditions contained in Appendix 1.

4. Full Recommendation

See Appendix 1.



CRAIG HATTON
Corporate Director (Development and Environment)

Cunninghame House, Irvine
22 January 2014

APPENDIX 1

RECOMMENDATION FOR PLANNING APPLICATION REF NO 13/00705/PP

Grant subject to the following conditions:-

1. That prior to the commencement of the development, a detailed schedule and samples of the proposed external finishes to be used, including any additional materials not illustrated on the plans hereby approved, shall be submitted for the written approval of North Ayrshire Council as Planning Authority. In addition, in the event of additional external finishes being proposed, amended elevation drawings shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
2. That, notwithstanding the plans hereby approved, the new build houses shall not include skews on the roofs. Prior to the commencement of the development, amended elevation drawings, omitting the skews, shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
3. That, notwithstanding the plans hereby approved, finalised details of the access and parking arrangements, taking into account the principles of Designing Streets, shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
4. That, prior to the commencement of the development, a revised scheme of landscaping, taking into account the advice of the Scottish Wildlife Trust's consultation response dated 19th December 2013, shall be submitted for the written approval of North Ayrshire Council as Planning Authority.
5. That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless North Ayrshire Council as Planning Authority gives written consent to any variation.
6. That the presence of any significant unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of 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.
7. That the precise siting, design and type of the sewerage treatment plant and associated soakaway serving the development shall be agreed in writing with North Ayrshire Council as Planning Authority prior to its installation. For the avoidance of doubt, the plant shall provide for the biological treatment of waste water prior to its discharge to the soakaway.

8. That no development shall take place until a soil porosity test for has been carried out on the site to the satisfaction of North Ayrshire Council as Planning Authority.

9. That, prior to the commencement of the development, the recommendations contained in the noise report with respect to noise mitigation shall be implemented, and a follow-up report detailing the precise measures to be carried out to mitigate the development against the effects of intrusive noise from the railway and pumping station shall be submitted for the written approval of North Ayrshire Council as Planning Authority. Thereafter, the detailed measures identified in the follow-up report shall be undertaken as part of the development in accordance with such details as may be approved, all to the satisfaction of North Ayrshire Council as Planning Authority.

The reason(s) for the above condition(s) are:-

1. In the interest of the amenity of the area.
2. The skews are considered an unnecessary design feature on the new build houses.
3. The submitted road design is over-engineered for the scale and character of the development.
4. In the interest of the amenity of the area.
5. In the interest of the amenity of the area.
6. To meet the requirements of Environmental Health.
7. To meet the requirements of the Scottish Environment Protection Agency.
8. To meet the requirements of the Scottish Environment Protection Agency.
9. To ensure adequate mitigation measures are implemented to safeguard the development from intrusive noise sources.

Reason(s) for approval:

1. The proposal complies with the relevant provisions of the development plan and there are no other material considerations that indicate otherwise.

Committee Plans

13/00705/PP



NORTH AYRSHIRE
COUNCIL

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Not To Scale

