
NORTH AYRSHIRE COUNCIL

10th March 2022

Planning Committee

Locality	Isle of Arran
Reference	21/00756/PPM
Application Registered	21st January 2022
Decision Due	21st May 2022
Ward	Ardrossan And Arran

Recommendation Approved subject to Conditions

Location Site To Southeast Of Riding Arena Glenkiln Farm
Lamlash Brodick Ayrshire

Applicant Mr Robert McNeice

Proposal Formation of cycling trails for skills coaching, including floodlit asphalt pump track, installation of a shelter, bicycle repair station with spares vending machine and bike wash facilities

1. Description

Planning permission is sought for the creation of mountain biking facilities within an existing forestry site at Dyemill, approximately 0.8km southwest of Lamlash. The site extends to some 6 hectares and is split between two areas bisected by an existing forestry road/path. The larger area of c.49,050m² to the south of the track would have mountain bike trails within the existing forest and would measure approximately 400m by 200m at its furthest extents. A smaller area of c.11,400m² (200m by 100m at its widest points) to the north of the forest track would contain: an asphalt pump track; trials area; a shelter; a bicycle repair station; a spares' vending machine; and bike wash facilities.

The development is proposed by Arran High School Mountain Bike Club (AHSMBC), a registered charity, which is affiliated with the governing body Scottish Cycling. A Community Asset Transfer Request for the site is currently being processed by the landowners Forestry and Land Scotland. Given the total site area of the development, it is classed as a 'major' development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations. A Planning Processing Agreement was signed by the applicant and Planning Services agreeing the timescale, landmarks and potential obstacles in the processing of the application.

Trails

The mountain bike trails would include:

- a Climbing Trail (418m) which would take riders uphill to access the other tracks;
- a Beginners/Improvers track (280m) for learning and progression;
- A Blue Grade track (595m) designed for beginning and improving riders; and
- A Red Grade trail (327m) which offers a more technical and advanced challenge.

Pump Track

The Pump Track is an off-road facility which offers a closed loop with closely spaced rolling features and tight, bermed corners. It can be used by riders of all abilities and includes areas for riders to safely watch and observe other riders. It is constructed of asphalt as pump tracks require to be very hard wearing and weatherproof. A pump track requires little maintenance once installed.

Trials Area

The Trials Area would include an obstacle course to challenge riders balance and control and an area for users to build and ride their own experimental bike trails which is termed 'the Graffiti Wall' and is intended to reduce the need to create unauthorised trails elsewhere on the island.

Shelter

An eco-friendly timber shelter using local sustainable materials would be designed and constructed by local school pupils under supervision. This part is proposed as a project to teach leadership and management skills. It is envisaged that the shelter would hold twenty people and be used to avoid downpours or to eat lunch under shelter.

Maintenance Resources

A bike repair station (approx..1.3m high), a bike spares vending machine and eBike charging point (both solar powered) and a bike wash would be sited adjacent to the shelter. The AHSMBC mobile bike repair trailer which visits schools around the island would also be parked and available to other groups visiting the site.

There would be guidance signage around the site and the pump track would be lit by LED lighting at times of use only. A silent generator would be utilised onsite to power these elements. An existing pond within the site would be maintained as part of the management of the site. The application intends to promote and encourage active travel to the site by cycle and no additional vehicle parking provision is proposed. The existing Forestry car parks adjacent would be used as required.

Some of the existing forestry trees would be cleared to allow for the siting of the pump track, trials area, shelter and maintenance resources but the larger area to the south would have trails winding through the woodland and constructed to appropriate forestry standards.

Various documents in support of the application have been submitted including:

- A Design and Access Statement;
- A Pre-Application Consultation (PAC) Report;
- An Ecological Assessment;

A Landscape Assessment;
A Business Case;
A Forest Management Plan;
A Technical Trail Features document;
Collected Endorsement letters.

DESIGN AND ACCESS STATEMENT

The DAS identifies the site as 6 hectares of young woodland last clear felled around ten years ago which does not impinge on the Arran Moors Special Landscape Area or SSSI. It characterises the proposal to introduce a compatible use of the woodland to provide a leisure use to an area not well utilised at the moment which would provide community benefits which would outweigh the loss of part of the woodland without adverse effect on the island landscape. It details barriers to existing access to off-road cycling with no entry-level provision and lack of accessibility for adaptive off-road bikes. There would be no additional parking created as the aim is to encourage active travel and cycling to the site and the existing forestry car parks have been made available by Forest and Land Scotland who have been involved in the evolution of the proposal as landowners.

PRE-APPLICATION CONSULTATION REPORT

The required PAC Report sets out the details and findings of the pre-application consultation carried out with the local community. There was an online survey event, as permitted by current regulations, which was shared and publicised on Twitter and Facebook and by the websites of various island bodies. The survey and project details were also shared with statutory agencies as well as in the High School newsletter to parents.

A total of 424 responses were received, which included 378 living on Arran. The PAC Report summarises that 94% of respondents supported the proposal and claims that those who were undecided or did not support had misinterpreted the plans as they raised concerns on the impact on existing walking trails when the plans are to remove mountain bikers to a dedicated area away from walking trails. The PAC includes details of correspondence with these parties.

The PAC report identifies that 337 of the responses indicated that they would use the facility at some point, with frequency ranging from every week to 1-2 times a year.

The Report concludes that the project had already been designed taking account of comments received in a previous public consultation exercise but has been further refined in light of the PAC exercise.

ECOLOGICAL ASSESSMENT

This assessment identifies that the evolution of the proposal has taken cognisance of the European Protected Species Legislative Framework, the Habitats and Birds Directive and the North Ayrshire Local Biodiversity Action Plan 2019-23031. It details an Otter Survey carried out at the site which found no evidence and a desktop analysis of bat roost potential which resulted in the proposal including the installation of bat boxes at the existing pond on-site. No red squirrels, badgers or other protected species were identified at survey. NatureScot has had discussions with the applicant prior to the application and the NatureScot consultation response is covered later in this report.

LANDSCAPE ASSESSMENT

This assessment details the scale and character of the site as comprising young broadleaved trees with the highest point at the south end of the site and steep slopes which lend the site to short, fun and repeatable bike trails. The ground layout has dictated the location of the trails' layout

BUSINESS CASE

This document is a comprehensive description of the project including the background and aims of AHSMBC to deliver opportunities for pupils, to encourage Active Travel options and to deliver community benefits by providing recreational facilities. It describes the project as a natural evolution of these aims and provides an Outcomes Framework and Outline Action Plan in this regard. It assesses local need and wider regional provision of such facilities and summarises the community engagement and surveys undertaken.

FOREST MANAGEMENT PLAN

This describes the existing vegetation onsite and describes the minimal tree removal required, mainly to facilitate the pump track and associated facilities at the northern part of the site. It identifies that further thinning of the woodland is not expected during the first ten years of the development. In this regard, Planning Services notes that the trees onsite are currently within the existing forestry site and so could have been removed by FLS without further planning permission.

TECHNICAL TRAIL FEATURES DOCUMENT

This document describes the make-up and installation of both the woodland trails and the asphalt pump track and the small-scale equipment to be used onsite including hand tools, a dumper, a 360-degree excavator and whackerplate.

COLLECTED ENDORSEMENT LETTERS

Copies of letters of support from various bodies involved in pre-application discussions with the applicant including North Ayrshire Green Health Partnership; Arran Youth Foundations; North Ayrshire Active Schools; North Ayrshire Council Active Travel Officer; International Mountain Bicycling Association Europe; and Arran Community Council.

The application site is within the countryside identified in the Local Development Plan adopted in 2019 ("the LDP"). It is considered that the relevant policies of the LDP are:

Strategic Policy 1: the Countryside Objective;
Strategic Policy 2: Placemaking;
Policy 4: Leisure, Retail and Tourism Development on Arran;
Policy 15: Landscape and Seascape;
Policy 16: Protection of our Designated Sites; and
Policy 18: Forestry, Woodland and Trees.

Relevant Development Plan Policies

SP1 - The Countryside Objective
The Countryside Objective

We recognise that our countryside areas play an important role

in providing homes, employment and leisure opportunities for our rural communities. We need to protect our valuable environmental assets in the countryside while promoting sustainable development which can result in positive social and economic outcomes. We want to encourage opportunities for our existing rural communities and businesses to grow, particularly on Arran and Cumbrae, and to support these areas so that they flourish.

We also recognise that, in general, countryside areas are less well suited to unplanned residential and other developments because of their lack of access to services, employment and established communities. We will seek to protect our prime and locally important agricultural land from development except where proposals align with this spatial strategy. In principle, we will support proposals outwith our identified towns and villages for:

- a) expansions to existing rural businesses and uses such as expansions to the brewery and distillery-based enterprises in the area.
- b) ancillary development for existing rural businesses and uses, including housing for workers engaged in agriculture or forestry.
- c) developments with a demonstrable specific locational need including developments for renewable energy production i.e., wind turbines, hydroelectric schemes and solar farms.
- d) tourism and leisure use, where they would promote economic activity, diversification and sustainable development, particularly where they develop our coastal tourism offer/ infrastructure.
- e) developments which result in the reuse or rehabilitation of derelict land or buildings (as recognised by the Vacant and Derelict Land Survey) for uses which contribute to the Green and Blue Network such as habitat creation, new forestry, paths and cycle networks.
- f) sensitive infilling of gap sites consolidating existing developments where it would define/provide a defensible boundary for further expansion.
- g) small-scale expansion of settlements on Arran and Cumbrae for community led proposals for housing for people employed on the island, where a delivery plan is included, and infrastructure capacity is sufficient or can be addressed by the development and where the proposal meets an identified deficiency in the housing stock and is required at that location. All proposals will be expected to demonstrate the identified housing need cannot be met from the existing housing land supply.
- h) new housing in the countryside where it is a replacement or converted building or it is a house of exceptional design quality.
- i) sympathetic additions to existing well-defined nucleated groups of four or more houses (including conversions) in close proximity to one another and visually identifiable as a group with some common feature e.g., shared access. Additions will be limited to 50% of dwellings existing in that group as of January 2005 up to a maximum of four new housing units (rounded down where applicable).

Strategic Policy 2

Placemaking

Our Placemaking policy will ensure we are meeting LOIP priorities to make North Ayrshire safer and healthier by ensuring that all development contributes to making quality places. The policy also safeguards, and where possible enhances environmental quality through the avoidance of unacceptable adverse environmental or amenity impacts. We expect that all applications for planning permission meet the six qualities of successful places, contained in this policy. This is in addition to establishing the principle of development in accordance with Strategic Policy 1: Spatial Strategy. These detailed criteria are generally not repeated in the detailed policies section of the LDP. They will apply, as appropriate, to all developments.

Six qualities of a successful place

Distinctive

The proposal draws upon the positive characteristics of the surrounding area including landscapes, topography, ecology, skylines, spaces and scales, street and building forms, and materials to create places with a sense of identity.

Welcoming

The proposal considers the future users of the site and helps people to find their way around, for example, by accentuating existing landmarks to create or improve views (including sea views), locating a distinctive work of art in a notable place or making the most of gateway features to and from the development. It should also ensure that appropriate signage and lighting is used to improve safety and illuminate attractive buildings.

Safe and Pleasant

The proposal creates attractive places by providing a sense of security, including by encouraging activity, considering crime rates, providing a clear distinction between private and public space, creating active frontages and considering the benefits of natural surveillance for streets, paths and open spaces.

The proposal creates a pleasant, positive sense of place by promoting visual quality, encouraging social and economic interaction and activity, and by considering the place before vehicle movement.

The proposal respects the amenity of existing and future users in terms of noise, privacy, sunlight/daylight, smells, vibrations, glare, traffic generation, and parking. The proposal sufficiently investigates and responds to any issues of ground instability.

Adaptable

The proposal considers future users of the site and ensures that the design is adaptable to their needs. This includes consideration of future changes of use that may involve a mix of densities, tenures, and typologies to ensure that future diverse but compatible uses can be integrated including the provision of versatile multi-functional greenspace.

Resource Efficient

The proposal maximises the efficient use of resources. This can be achieved by re-using or sharing existing resources and by minimising their future depletion. This includes consideration of technological and natural means such as flood drainage systems, heat networks, solar gain, renewable energy and waste recycling as well as use of green and blue networks.

Easy to Move Around and Beyond

The proposal considers the connectedness of the site for people before the movement of motor vehicles, by prioritising sustainable and active travel choices, such as walking, cycling and public transport and ensuring layouts reflect likely desire lines, through routes and future expansions.

Detailed Policy 4-Leisure, Retail (Arran)

Policy 4:

Leisure, Retail and other Tourism-Related Development on Arran

We will support the development and implementation of the Islands Bill, including the production of a National Islands Plan for Scotland.

In principle, we will support development for a range of leisure, retail and other tourism-related development on Arran, subject to the proposal demonstrating:

- o Integration with the existing settlement form, or
- o Significant social or economic benefit to the island while having no unacceptable adverse environmental impacts, or
- o It forms part of, and would benefit, an established tourist destination.

Detailed Policy 15-Landscape & Seascape Policy 15:

Landscape and Seascape

We will support development that protects and/or enhances our landscape/seascape character, avoiding unacceptable adverse impacts on our designated and non-designated landscape areas and features. In particular, we will consider the following:

a) National Scenic Areas

Development that affects the North Arran National Scenic Area including the need to protect existing sport and recreation interests, will only be supported where:

- i) the objectives of the designation and the overall integrity of the area will not be compromised; or
- ii) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

b) Special Landscape Areas

We will only support development which affects Special Landscape Areas where it would not have an unacceptable impact on their special character, qualities and setting.

c) Wild Land

We will only support development within Wild Land areas where any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

d) Local Landscape Features

Where appropriate, development should take into consideration its individual and cumulative impacts on landscape features, including:

- i) patterns of woodlands, fields, hedgerows and trees;
- ii) lochs, ponds, watercourses, wetlands, the coast and wider seascape;
- iii) settlement setting, including approaches to settlements;
- iv) the setting of green network corridors, such as important transport routes and the cycle and footpath network;
- v) historic, natural and recreational features of interest, skylines and hill features, including important views to, from and within them.

For all development with the potential to have an impact on either Landscape Character or Landscape features (including their setting), appropriate mitigation measures should be considered as part of any planning application. Where there is potential for development to

result in significant adverse landscape/visual impact, a landscape and visual impact assessment (LVIA) will be required. The Ayrshire Landscape Character Assessment (SNH, 1998) and North Ayrshire Settlement Development Strategy (Entec, 2008) provide further information on designations such as Local Landscape Character Areas and the Potential Limit of Development Expansion areas as shown on the map on page 81 and on our online proposals map. These landscape assessment documents, and any new or updated landscape assessments, will be key considerations in determining whether development proposals would be acceptable within the landscape.

Detailed Policy 16- Protection of our Designated Sites Policy 16:

Protection of our Designated Sites

We will support development which would not have an unacceptable adverse effect on our valuable natural environment as defined by the following legislative and planning designations;

a) Nature Conservation Sites of International Importance

Where an assessment is unable to conclude that a development will not adversely affect the integrity of a site, development will only be permitted where there are no alternative solutions; there are imperative reasons of overriding public interest; and suitable compensatory measures are provided to ensure that the overall coherence of the Natura Network is protected.

b) Nature Conservation Sites of National Importance

Development affecting Sites of Special Scientific Interest will not be permitted unless it can be demonstrated that the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

c) Nature Conservation Sites of Local Importance

Development adversely affecting Local Nature Reserves or Local Nature Conservation Sites will generally not be permitted unless it can be demonstrated the overall objectives of the designation and the overall integrity of the designated area would not be compromised, or any adverse effects are clearly outweighed by social, environmental or economic benefits of local importance.

d) Marine Protected Areas

Development likely to have an adverse effect on the protected features of South Arran MPA will not be supported. Proposals are also required to consult with the Clyde Marine Planning Partnership (CMPP).

e) Biodiversity Action Plan Habitats and Species

Development adversely affecting priority habitats or species set out in the North Ayrshire Local Biodiversity Action Plan will not be permitted unless it can be demonstrated the impacts are clearly outweighed by social or economic benefits of local importance.

f) Protected Species

Development likely to have an unacceptable adverse effect on;

i) European Protected Species (see Schedules 2 & 4 of the Habitats Regulations 1994 (as amended) for definition); Birds, Animals and Plants listed on Schedules 1, 5 and 8 (respectively) of the Wildlife and Countryside Act 1981 (as amended); or badgers, will only

be permitted where the applicant can demonstrate that a species licence is likely to be granted.

ii) The Scottish Biodiversity List (SBL) of animals, plants and habitats that Scottish Ministers considered to be of principle importance for biodiversity conservation in Scotland.

Detailed Policy 18 - Forestry, Woodland
Policy 18:

Forestry, Woodland, Trees and Hedgerows

Development proposals will only be supported when it would not result in the loss or deterioration of an ancient or long-established plantation or semi-natural woodland unless there are overriding public benefits from the development that outweigh the loss of the woodland habitat.

Where development includes the removal of woodland, the Scottish Government's Control of Woodland Policy and the current Ayrshire and Arran Woodland Strategy including relevant compensatory planting requirements will be taken into account.

Where the loss of trees, hedgerows or woodlands of merit is unavoidable and compensatory planting is required, replacement trees should be of a similar scale and massing to the loss or if smaller there should be additional tree planting committed to ensure a net gain is achieved. We will also expect developers to engage with Forestry Commission Scotland.

We recognise that trees and woodlands are an important yet dynamic part of our landscape. In recognition of this where a tree (or group of trees) is of significant value to public amenity or where they strongly contribute to the character of a Conservation Area, we may consider promoting a formal Tree Preservation Order (TPO). We will normally only do this when there is a clear, pressing and immediate threat to a valuable tree (or group of trees) - not as a matter of course and not in conflict with good arboricultural practice and management. In the case of works to trees covered by a tree preservation order we will support management schemes and maintenance works that adhere to good arboricultural practice.

Generally, we will support proposals for dedicated timber export facilities as well as timber export developments that are combined with other marine based activities on Arran where there are no unacceptable adverse environmental impacts and align with our Placemaking policy. Proposals should also align with Policy 28: Transport as an Economic Driver.

Supplementary Guidance: Trees and Development provides guidance on information required to be submitted as part of planning applications involving tree works as well as matters to consider when designing and constructing development to minimise impacts on trees.

2. Consultations and Representations

The application was subject to statutory neighbour notification including an advert in the local paper. One representation was received:

1. Concern that the core path runs through a working farm. When the core path was introduced, no consideration was given to this matter. There have been a few near misses between cyclists and vehicles.

Response: It is noted that the farm concerned is to the north of The Ross Road whilst the application site is to the south, approx. 550m from the farm in question (see NAC Access Officer consultation response below.

Consultations

NATURESCOT: No objection. There are natural heritage interests of international and national importance close to the site, but these will not be affected by the proposal. The site is c.200m distant from the nearest boundary of the Arran Moors SPA and hen harriers would not be significantly affected in the opinion of NS. This opinion also applies to the Arran Moors SSSI which shares a similar boundary in this area. There is no record of Protected Species within the application site. NS further notes the proposal to install LED floodlighting and suggests that these be motion triggered and positioned to reduce unnecessary light pollution. The proposals to retain deadwood on-site, to enhance the existing pond and to provide bat and bird boxes are welcomed and demonstrate a clear understanding of a reasonable approach to delivering net biodiversity benefit.

Response: All noted. The full comments are retained in the application file. An appropriate condition would be applied regarding the lighting design.

NAC ACCESS OFFICER: No objection. Warning signage could potentially be used to address the issue identified with access from the Core Path.

Response: Noted. Signage specifically relating to the application site could be governed by condition. Given the location of the farm over which concern has been expressed about the core path, the distance to the application site and that it is on a different road, this issue is not material to this application. Signage in relation to that part of the core path would appear to be a matter for the Council, as Roads Authority, as the farm is at the end of an adopted road.

FOREST AND LAND SCOTLAND: No objection. Confirmed an Asset Transfer request is being processed and is to be decided in the near future.

Response: Noted. FLS is the landowner and would retain an element of control over how the development would affect operations via the details of the Asset Transfer.

NAC ARBORICULTURAL OFFICER: No objection. The site is a forestry plantation under the control of FLS.

Response: Noted

NAC ACTIVE TRAVEL AND TRANSPORT: No Objection

Response: Noted

NAC FLOODING SERVICES: No objection

Response: Noted

WEST OF SCOTLAND ARCHAEOLOGY: The application lies in a landscape rich in archaeological history and a condition should be applied requiring a Written Scheme of Archaeological Investigation be submitted prior to development.

Response: Noted. A condition could be applied.

ARRAN COMMUNITY COUNCIL: No comments received

3. Analysis

Section 37 of the Town and Country Planning (Scotland) Act requires that applications for planning permission be determined with regard to the development plan and to any other material considerations. The determining issue in this application is whether the development proposal complies with the policies of the LDP and whether there are any other material considerations to be addressed.

Criterion (d) of Strategic Policy 1: the Countryside Objective supports tourism and leisure uses. Whilst this proposal is not specifically aimed at tourism, it would be a leisure use which would promote sustainable development by the maintenance and improvement of the pond onsite and the general aim to encourage young people to make use of the woodland areas without the need to clear or develop large areas.

Criterion (e) of the policy specifically supports developments which contribute to the Green and Blue Network such as cycle networks. The proposal accords with SP1.

Strategic Policy 2: Placemaking expects that development shall avoid unnecessary adverse environmental or amenity impacts and shall meet the six qualities of successful places outlined in the policy. This proposal would not be readily apparent from outwith its own site and is considered to be sympathetic to the existing woodland identity specifically in regard to the criterion 'Easy to Move Around and Beyond' which requires proposals to consider the connectedness of sites for people before motor cars. By its nature it would encourage cycling and active travel and so complies with SP2.

Policy 4 supports leisure uses which offer significant social benefit to the island while having no unacceptable adverse environmental impacts and it is considered that this proposal would offer great social and community benefits to young cyclists and the wider community while the integration with the existing forest environment would be acceptable.

The consultation response from NatureScot (formerly Scottish Natural Heritage) has informed the assessment against both Policy 15: Landscape and Seascape and Policy 16: Protection of our Designated Sites and the proposed development would not have any overall significant adverse effect on either designated or non-designated landscape areas. The proposals accord with both policies.

Policy 18: Forestry, Woodland and Trees does not support development which would result in the loss or deterioration of ancient or long-established plantation or semi-natural woodland unless there are overriding public benefits from the development that outweigh the loss. This proposal would not affect ancient or environmentally significant woodland and

the proposal has been developed in discussion with Forest and Land Scotland who as land managers would retain an element of control over forestry operations by the agreement of a Community Asset Transfer of the land. The proposal is therefore in accordance with Policy 18.

One other material consideration not directly considered above is the condition of a forestry 'Bailey Bridge' at the northeast, just outwith the red line application site boundary but which would be a logical access 'desire route' for users to access the site. The bridge has been taped off to prevent vehicle access.

The applicant advised that Forest and Land Scotland engineers have condemned the bridge and its replacement is scheduled for early 2023 to aid the removal of the last stand of Forestry timber. The applicant advised that, in project discussions with FLS, it was considered that replacement of the Bailey Bridge was worthwhile to FLS in terms of encouraging cyclists away from the main forestry bridge further south which is to remain in use.

The Bailey Bridge remains open for foot crossing and other access routes to the site are available. In Planning terms, it is not therefore considered that the condition of the Bailey Bridge is a significant enough factor to outweigh the assessment above that the proposal is appropriate at the site and complies with the LDP.

It is therefore recommended that planning permission can be granted subject to conditions addressing the matters addressed in this report.

4. Full Recommendation

Approved subject to Conditions

Reasons for Decision

Condition

1. That, prior to the commencement of the development hereby approved, details of the design and siting of the proposed bike repair station, vending machine, charging point and bike wash facilities shall be submitted for the written agreement of the planning authority and that the development shall thereafter be completed only in accordance with the approved details, all to the satisfaction of North Ayrshire Council as planning authority

Reason

To ensure that the development is completed satisfactorily in the interests of amenity.

Condition

2. That, prior to the commencement of the development hereby approved, details of the design, installation, and proposed operation of all lighting at the site shall be submitted for the written agreement of the planning authority and that the development shall thereafter be completed only in accordance with the approved details, all to the satisfaction of North Ayrshire Council as planning authority

Reason

To ensure that the lighting of the development is appropriate and to prevent unnecessary light pollution

Condition

3. That prior to its installation, full details of the design, appearance and construction of the shelter hereby approved shall be submitted for the written approval of the planning authority and that the development shall thereafter be completed only in accordance with the approved details, all to the satisfaction of North Ayrshire Council as planning authority

Reason

In the interest of the amenity of the area.

Condition

4. That, prior to the commencement of the development hereby approved, details of all proposed signage at the site shall be submitted for the written agreement of the planning authority and that the development shall thereafter be completed only in accordance with the approved details, all to the satisfaction of North Ayrshire Council as planning authority

Reason

To ensure that signage at the site is appropriate to the rural character of the area.

Condition

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

Reason

In recognition of the archaeological significance of the site.

James Miller
Chief Planning Officer

For further information please contact Mr Neil McAteer Planning Officer on 01294 324316.

Appendix 1 – Location Plan

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