

## DAWN HOMES UPDATE RE: FAIRLIE RESIDENTS' CONCERNS

14<sup>TH</sup> MAY 2018 EMAIL FROM ROSS MIDDLETON, Senior Development Management Officer, Planning Services, North Ayrshire Council.

"Further to your email I can confirm that there is no requirement for the drainage to be fully installed prior to the erection of houses. The exact condition is below:

Condition 2. That, prior to the commencement of the development, the applicants shall submit for the written approval of North Ayrshire Council as Planning Authority:

- i) Details of a scheme to intercept surface water runoff from the higher ground to the east and routing into the drainage system;
- ii) Details of a cut off drain along the western boundary of the application site;
- iii) Details of proposed watercourse crossings which ensure that crossings have a better or neutral effect on flood risk and do not result in the elevation of land within the functional floodplain;
- iv) Details of proposed landscaping and safety of the SuDs pond as well as a programme for its completion/operation;
- v) Maintenance of existing water channels which enter and are contained within the site;
- vi) The proposed programme for the installation of those flooding measures contained within this condition, and those approved with the application, as well as details of maintenance and factoring.

Such details as may be approved shall be completed in compliance with the proposed programme of implementation, agreed under (vi) above, and maintained permanently thereafter to the satisfaction of North Ayrshire Council as Planning Authority.

The condition required details of the proposed programme for installation which has been provided but due to delays by Scottish Gas and Scottish Power in moving their assets, the developer is somewhat restricted in what works can be completed. If you refer to the attached plan, there is a gas main running underneath the open space area next to plot 8 and an electricity line under plots 36-44.

That said the drainage is to be installed in phases as development of the site continues. The only restriction would be that the houses cannot be occupied until the associated drainage for each plot is completed.

I was on site on Thursday and noted that 4 houses are in construction alongside the SuDS pond and eastern cut off drain. A temporary drain has been installed along the boundary with the school. (They are restricted from installing the full scheme until the electricity line is moved). I recommended to the site manager that the eastern and western cut off drains should be installed prior to erecting houses along the western boundary, particularly plots 23 to 37.

In terms of your email of March I can comment as follows:

1.Phase One residents disappointed that Dawn Homes have not fulfilled their promise to **provide play area as per plans.**

I visited Phase 1 on Thursday and spoke to the site manager regarding compliance with conditions relating to play area equipment. They are relying on a specialist contractor who, on discussing with the site manager, appears to have let them down on a number of occasions. The land has been turfed in preparation of installation. I advised that failure to install the equipment would result in formal enforcement action. We will continue to monitor, but the equipment will be installed.

2.NAC Planning are **reviewing flood prevention plan with SEPA.** TM is chasing. Is there now a Flood Prevention plan in place?

I understand that Dawn Homes and NAC Flooding are currently in discussions.

3. Concerns about **water running from Dawn Homes site on to school access road** causing ice and mud.

The site manager advised that he is in contact with the head teacher and where issues arise they are resolving them. They are somewhat restricted in carrying out works where they could impact on Scottish Power assets, but an initial drain has been installed along the boundary with the school. The site manager is monitoring the situation.

> **4. Fence around SUDs pond has fallen in places.**

I did not note any fallen fences whilst I was on site. It may be that they have been fixed.,

**5. Phase One path; when will it be constructed** as promised, and as term of planning permission?

Condition 6 controls this which states: That prior to the commencement of development details of the proposed programme for the Installation of the proposed shared use link for pedestrians and cyclists to Castlepark Gardens and the emergency access, located in the south of the site, shall be submitted for the written approval of North Ayrshire Council as Planning Authority. The links should be completed in compliance with the approved programme to the satisfaction of North Ayrshire Council as Planning Authority, unless North Ayrshire Council as Planning Authority gives written consent to any variation. For the avoidance of doubt the proposed shared use path to Castlepark Gardens should be completed prior to the completion of plots 34, 35 and 36, as outlined within approved plan AL(0)100 Revision I, or no later than 12 months from the date of the planning consent, whichever is sooner. The proposed emergency access shall be completed prior to the completion of plots 68, 69, 70, as outlined within approved plan AL(0)100 Revision I.

**Dawn Homes has confirmed that the shared use path would be installed no later than 20th September 2018.”**

**REFER TO PDF DAWN HOMES 14.05.18 FOR DETAILED MAP**