

Our Ref: CM
Your Ref: N/A

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12 March 2021

South Ayrshire Council
The Planning Service
County Buildings
Wellington Square
Ayr, KA7 1DR

Dear Sir / Madam

**PROPOSAL OF APPLICATION NOTICE IN RESPECT OF A MAJOR CATEGORY DEVELOPMENT
PROPOSAL SEEKING PLANNING PERMISSION FOR A MIXED-USE DEVELOPMENT - INCLUDING THE
ERECTION OF A SPORTS, LEISURE AND FITNESS FACILITY (CLASS 11), CLASS 1 (SHOPS), CLASS 3
(FOOD AND DRINK), CLASS 4 (BUSINESS), CLASS 10 (NON-RESIDENTIAL INSTITUTIONS);
DEMOLITION WORKS; CAR PARKING, SERVICING AND ACCESS ARRANGEMENTS; HARD AND
SOFT LANDSCAPING, PUBLIC REALM; AND, OTHER ASSOCIATED WORKS AND INFRASTRUCTURE.**

We have been appointed by South Ayrshire Council to submit a Proposal of Application Notice ("PoAN") for a mixed use development as described above, on land at the Arran Mall and car park and the former Hourstons building, 22-30 and 42-44 Alloway Street, Ayr.

The attached PoAN form and supplementary note provides further details in respect of the description of proposed development, the consultation proposed to be undertaken and other parties to be notified.

In line with current Scottish Government guidance regarding the temporary suspension of the requirement of a public event, it is anticipated that all consultation in respect of this proposal will be undertaken electronically and will include a virtual consultation event as detailed in the supporting information. This proposed approach to consultation will be reviewed should the position of the Scottish Government change before the consultation event takes place.

This PoAN has been submitted in accordance with the Town and Country Planning (Scotland) Act 1997, as amended, and will formally commence the 12-week pre-application consultation period for this development.

Should you require any further information, please do not hesitate to contact Chris Miller on 07932 251180

Yours faithfully

A handwritten signature in black ink that reads 'Avison Young'.

Avison Young (UK) Ltd.
For and on behalf of South Ayrshire Council

Planning Service



PROPOSAL OF APPLICATION NOTICE

Under the Town and Country Planning
(Development Management Procedure) (Scotland) Regulations 2008

The Planning Authority will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-Application Consultation (PAC) is satisfactory, or if additional notification and consultation above the statutory minimum is required. The minimum consultation activity includes consultation with the relevant Community Council(s), the holding of a public event, and its advertisement. Please refer to the Councils Guide for Developers Pre-application consultation in South Ayrshire at <http://www.south-ayrshire.gov.uk/planning/>. This includes links to information on Community Council contacts and the definition of 'Major' and 'National' developments.

1. Applicant/Agent Details:

APPLICANT DETAILS:	
Name/Key Contact	Andrea Cooke
Company Name	South Ayrshire Council
Address (including Post Code)	County Buildings
	Wellington Square
	Ayr
	KA7 1DR
Contact Telephone Number(s)	(01292) 612 304
Email Address/Website	andrea.cooke2@south-ayrshire.gov.uk

AGENT DETAILS:	
Name/Key Contact	Chris Miller
Company Name	Avison Young (UK) Ltd.
Address (including Post Code)	Sutherland House
	149 St Vincent Street
	Glasgow
	G2 5NW
Contact Telephone Number(s)	07932251180
Email Address/Website	chris.miller@avisonyoung.com

2. State the postal address of the prospective Development Site. If there is no postal address, describe its location. In order to identify the site, show its outline on an Ordnance Survey based plan (1:2500 scale) and attach it to the completed Notice.

Site Address (including Post Code)	Multiple addresses. Arran Mall (including car park to the rear) and Former Hourstons Building. 22-30 and 42-44 Alloway Street, Ayr, KA7 1SH.	
	Location plan also attached.	

3. Describe in general terms the development to be carried out, the class of development (National or Major), site area, gross floor space of proposed buildings and an indicative number of proposed dwellings (if any).

Description of Development	Major category development proposal seeking planning permission for the erection of a sports, leisure and fitness facility (class 11), class 1 (shops), class 3 (food and drink), class 4 (business), class 10 (non-residential institutions); demolition works; car parking, servicing and access arrangements; hard and soft landscaping, public realm; and, other associated works and infrastructure.
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3a.

Class of Development (Please tick ✓)	National	Major
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3b.

Area of site (Hectares)	1.5ha
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3c.

Gross floor space of building(s) (Square Metres)	Up to circa. 10,000sq.m
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3d.

Indicative Number of Dwellings	N/A
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4. State which Community Councils have received a copy of this Proposal of Application Notice. The minimum statutory requirement is that you consult every Community Council whose area is within or adjoining the land where the proposed development is situated.

Community Council(s)	Fort, Seafield and Wallacetown Community Council (Located within)
	Belmont, Kincaidston & St Leonard's Community Council (adjacent)
	Forehill, Homston & Masonhill Community Council (adjacent)
	Heathfield & Newton Community Council (adjacent)
	Alloway & Doonfoot Community Council (adjacent)
	North Ayr Community Council (adjacent)

A copy of the Proposal of Application Notice shall also be issued to Local Ward Councillors, South Ayrshire Councillors, MP/MSPs. See (See appended document).

5. Provide the following details of your proposals to publish an advertisement in a local newspaper circulating in the locality in which the development is situated.

Name of Local Newspaper(s)	Ayr Advertiser
Requirements (Refer to notes below)	Text which is to be included in the advertisement
(a)	<p>The Town and Country Planning (Scotland) Act 1997 (as amended) The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 Notice under Regulation 7(2)(b)</p> <p><u>PRE-APPLICATION PUBLIC EVENT</u></p> <p>Proposal: Major category development proposal seeking planning permission for the erection of a sports, leisure and fitness facility (class 11), class 1 (shops), class 3 (food and drink), class 4 (business), class 10 (non-residential institutions); demolition works; car parking, servicing and access arrangements; hard and soft landscaping, public realm; and, other associated works and infrastructure.</p> <p>At: Arran Mall and Former Hourstons Building. 22-30 and 42-44 Alloway Street, Ayr, KA7 1SH.</p>
(b)	Further information relating to these proposals may be obtained from Chris Miller, Avison Young, Sutherland House, 149 St Vincent Street, Glasgow, G2 5NW or chris.miller@avisonyoung.com
(c)	The virtual consultation event will take place via Zoom/online on XXth XXX 2021 between 16:00 and 19:00 at www.websiteTBC.com.
(d)	If you wish to make comments on the proposals, you may do so using the feedback form available at www.websiteTBC.com and/or in writing to Chris Miller at the above postal or email address no later than XXth XXX 2021 (TBC - date will be ten days following event).
(e)	Please note that all comments / feedback made are not representations to the Council. There will be an opportunity to make representations to the Council when a formal planning application is made. Any personal information received during the consultation process will only be used for communications between Avison Young and yourself, unless agreed otherwise with you.

Notes:

- (a) Description and location of the proposed development.
- (b) Details as to where further information on the proposed development may be obtained.
- (c) The date, time and venue of the public event.
- (d) A statement explaining how and by when persons wishing to make comments on the proposed development can do so to the prospective applicant.
- (e) A statement explaining that comments made to the prospective applicant are not representations to South Ayrshire Council and if the prospective applicant submits a planning application there will be an opportunity to make direct representations to South Ayrshire Council's Planning Service.

6. Provide details of at least one public event where members of the public may make comments to the prospective applicant as regards the proposed development.

Form of Public Event	<p>TBC - Virtual Consultation Event (OR a physical event in Ayr Town Centre if permitted)</p> <p>A virtual online event will be held via Zoom with members of the project team in attendance. This will take the form of a drop in virtual event where interested parties can ask questions and receive an answer live from the project team. The advertised website will explain how the public and stakeholders can provide their views on the emerging proposals. As well as offering any views at the virtual event, this will also include an online form which can be completed before or after the virtual event which will be taken into account in the preparation of a formal application. The website will specify the timeframe within which all feedback should be provided – likely within 10 days following the event.</p>
Date	TBC- Anticipated to be Summer 2021

Time	TBC - Anticipated to be 4pm–7pm on a weekday
Venue	Virtual Event on Zoom (or physical event in Ayr Town Centre if permitted)
Details of how the event is to be advertised	A public notice advertising the event will be placed in the Ayr Advertiser at least 7 days prior to the event. Details of the event will also be advertised in the window of the former Hourstons building at 22-30 Alloway St, Ayr at least 7 days prior to the event. Details of the proposals will also be available to view on a dedicated web page at www.websiteTBC.com (specific website address TBC) at least 7 days before the consultation event.
Details of who is to be invited to the event	Public, Community Councils, Local Ward Councillors, all other councillors, MPs, MSPs. (See appended document). All properties immediately adjacent the application red line boundary shall also receive an invitation to attend the virtual consultation event.

7. Provide a general account of what further consultation is being proposed.

Consultation Details	<p>The local community must be afforded the opportunity to see and influence the developing design for their new leisure centre.</p> <p>In addition to the consultation event outlined at question 6, in order to reach as broad an audience as possible during covid-restricted conditions, it is proposed that widespread public consultation will be undertaken via a digital survey (with alternative versions available by request). The content of the survey aspires to be as inclusive as possible, and the chosen platform allows for completion on the majority of devices, with the aim that people of all ages, interests and abilities will have the opportunity to feedback.</p> <p>It is proposed that the digital survey will focus on the key spaces that could form part of the building and aims to ascertain if the proposals might encourage the person completing the survey to visit the building, if the proposals would encourage them to be more active and offers the opportunity for them to propose any different/additional services than those described.</p> <p>To be hosted on South Ayrshire Council's Consultation 'Hub' webpage, the digital survey will be launched in March 2021 and will remain open for public feedback for one month. Links to the survey will be advertised across all SAC social media platforms.</p>
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8. Provide details of the additional consultation activity proposed. State when such consultation will take place, with whom it will be with and what form it will take.

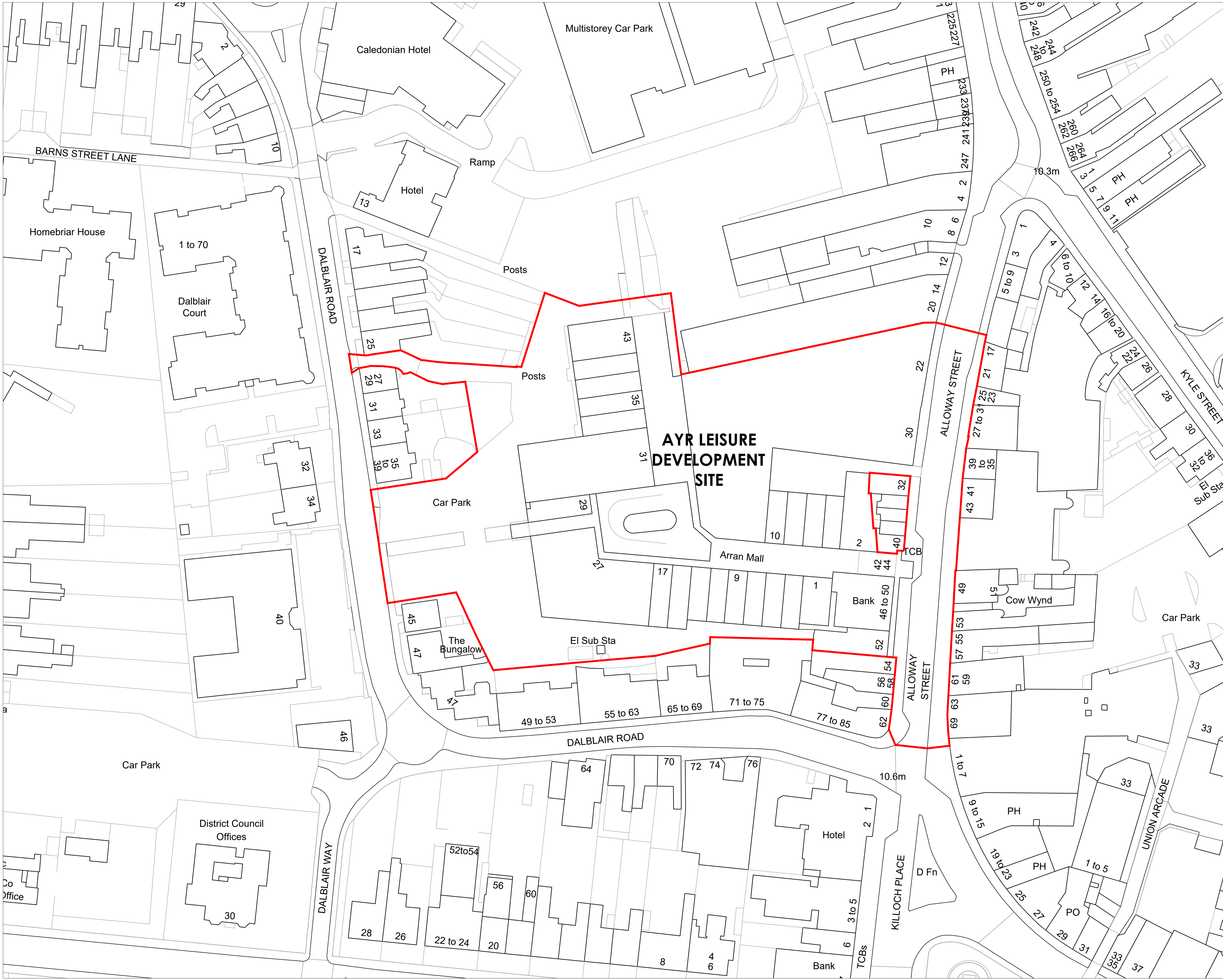
When (eg time, date, frequency, etc.)	With Whom (eg Community Council, Residents Associations, Neighbourhood Group, Neighbours, Local Interest Groups, etc)	Form of Consultation (eg letters, adverts, meetings, contributors, etc)
Consultation planned for 2021 (in addition to the digital survey described in question 7).	Continued engagement with Sporting body stakeholders and Ayr-based sporting groups. Initial engagement with local Community Council and potentially other local groups if identified as a requirement through feedback from the digital survey.	Meetings

A Planning Application for a national or major development cannot be submitted less than 12 weeks from this date and without the statutory requirements having been undertaken. The application must be accompanied by the PAC report.

Proposal of Application Notice
Arran Mall, including car park to the rear and former Hourstons building
22-30 and 42-44 Alloway Street, Ayr, KA7 1SH
Supplementary information

Parties who have received a copy of the Proposal of Application Notice

		Date Served
Community Councils	<ul style="list-style-type: none"> • Fort, Seafield and Wallacetown Community Council • Belmont, Kincaidston & St Leonard's Community Council • Forehill, Homston & Masonhill Community Council • Heathfield & Newton Community Council • North Ayr Community Council • Alloway and Doonfoot Community Council 	12/03/21
Local Ward Councillors	Ayr (West) <ul style="list-style-type: none"> • Mr Martin Dowey • Ms Siobhian Brown • Mr Lee Lyons • Mr Derek McCabe 	12/03/21
Other South Ayrshire Councillors	Ayr (East) <ul style="list-style-type: none"> • Mr Chris Cullen • Ms Mary Kilpatrick • Mr Brian McGinley Ayr (North) <ul style="list-style-type: none"> • Mr Douglas Campbell • Mr Ian Cavana • Ms Laura Brennan-Whitefield • Mr Ian Davis Maybole, Carrick and Coynton <ul style="list-style-type: none"> • Mr Brian Connolly • Mr Iain Campbell • Mr William Grant 	12/03/21
Others	MP/MSP <ul style="list-style-type: none"> • Mr Alan Dorans MP • Mr John Scott MSP South Scotland Regional MSP's <ul style="list-style-type: none"> • Ms Michelle Ballantyne • Ms Claudia Beamish • Ms Emma Harper • Ms Joan McAlpine • Mr Colin Smyth • Mr Paul Wheelhouse • Mr Brian Whittle 	12/03/21



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REV	DATE	DESCRIPTION	BY	CHKD
P01	02.07.2020	FOR INFORMATION	AA	ML
P02	02.07.2020	SITE BOUNDARY LINE INCREASED TO INCLUDE 22-30 ALLOWAY STREET (FORMER HOURSSTONS SITE).	AA	ML
P03	10.09.2020	SITE BOUNDARY LINE AMENDED TO EXCLUDE ELEMENTS OUTSIDE CLIENT OWNERSHIP	AA	ML
P04	10.09.2020	RED LINE BOUNDARY AREA ADDED	AA	ML
P05	14.01.2021	RED LINE BOUNDARY EXTENDED TO INCLUDE PART OF ALLOWAY STREET.	AA	ML
P06	15.01.2021	RED LINE BOUNDARY EXTENDED TO INCLUDE AREAS OF PAVEMENT ON DALBLAIR ROAD.	AA	ML

AYR LEISURE DEVELOPMENT SITE

KEY

— DEVELOPMENT SITE BOUNDARY

Area: 14,927m² (160,673sqft)

LA architects

THE STUDIO | BRIGHTON ROAD | HOUSEDEAN LEWES EAST SUSSEX BN7 3JW
01273 878440 | mail@la-architects.co.uk | www.la-architects.co.uk

ORIGINATOR NO. 2007	PROJECT TITLE AYR LEISURE
DRAWING TITLE SITE PLAN AS EXISTING	
DRAWING STATUS S2 INFORMATION	SCALE 1:500
SHEET SIZE A1	
DOCUMENT REFERENCE	
PROJECT NUMBER ORIGINATOR SCHE LEVEL TYPE ROLE NUMBER REVISION 2007-LAA-XX-00-DR-A-E0020 P06	