

Supporting Statement

Proposed Development of Brownfield Site off
Salisbury Place, Prestwick KA9 1JR

Contents

1.0 Background

This Supporting Statement is presented as additional information in respect of the Planning Application to develop Class 2 Accommodation on land accessible via Salisbury Place. The red line boundary of the site extends to approximately 0.106 Hectares. The site remains unused with clear evidence of past buildings in the form of concrete floor slabs and hardstandings. As such, the site is considered brownfield land.

Last known use included :-

Car storage/maintenance and valet bay by national Car Dealership

This previous operation generated a large capacity of traffic movements, as well as fumes, smells and noise.

2.0 Future Use

The intention is to construct a mix of single storey nest units, aimed at small to medium sized businesses. Some units will have a mezzanine floor plate. All to form Class 2 Accommodation.

3.0 Nature of Development

The site is located within the town centre of Prestwick, clearly within the urban environment. It is located close to the Main Street of Prestwick.

The Development is aimed at small to medium size businesses. This will appeal to organisations looking for affordable and sustainable accommodation that does not require regular maintenance that older properties will require.

This then allows the businesses to concentrate on their core activities and long-term growth and sustainability as well as providing employment opportunities within South Ayrshire.

The buildings will be of a simple construction, steel frame and metal cladding/brickwork external envelope, providing a robust and attractive contemporary solution.

This will allow the occupiers to benefit from a clear span floor plan which will provide as flexible a workspace as possible.

The opportunity be available for any prospective occupier to take on more than one unit. Some of the units will benefit from an area of mezzanine floor plate, providing a small amount of additional floor area.

Generally, the development will promote a feeling of pride in the workplace by the occupiers of the buildings. The external works of hard and soft landscaping will be finished and maintained to a high standard.

The use of public transport and walking/cycling will be encouraged by local commuters, as per the Transport Statement submitted.

The buildings will be finished to a Shell & Core Stage to allow the occupiers to complete the fit-out to their site specific requirements. This will then split the Building Warrant process. The occupiers will be responsible for the fit-out element of works and obtain a Building Warrant for their own site specific requirements, with applications made to South Ayrshire Council, Building Standards Section. Oberdarn Property and Land Development are happy for this to be included within a schedule of Planning Conditions.

Any prospective occupier who is likely through their processes generate smell, noise or produce food will require to separately consult with South Ayrshire Council's Environmental Health Section.

The use of the new development will be much less onerous in terms of fumes, smells and noise than the previous last known use.

Oberdarn Property and Land Development are happy for these issues to be included within a schedule of Planning Conditions.

The existing boundary treatment will be improved with pointing and making good any existing masonry constructed walls. Any new fences will be either timber or metal finish. The proposed boundary treatments will be subject to a further detailed Planning Application. Oberdarn Property and Land Development are happy for this to be included within a schedule of Planning Conditions.

The site will allow for an area of SUDs treatment to handle surface water generated from roofscapes of the new buildings. This will take the form of a soakaway pit or trench, all subject to further site investigation, porosity test and design.

Oberdarn Property and Land Development are happy for this to be included within a schedule of Planning Conditions.

4.0 Use Class

The Development is for Use Class 2 - Financial, Professional and other services.

It is anticipated that the development will attract businesses with very little traffic generation and not necessarily be customer-facing. Occupiers providing support services to other parts of their business or to other local businesses.

The types of businesses that this covers is **difficult to define or confirm** as the site will not be marketed until the PPP Application is determined.

Future marketing will flag up the types of potential occupiers and pressure-test the market.

Below are examples of potential occupiers, to name but a few:-

Health & Beauty

Dental Surgery (controlled by appointment)
Chiropractor (controlled by appointment)
Hairdresser/Salon (controlled by appointment)
Hairdressing Supplies (trade only)
Manicure Salon (controlled by appointment)

Service/Repair

Cycle repair/service
Wheelchair manufacturer/repair
Mobility Scooter supplier/repair
False teeth manufacturer/repair

Financial / Professional

Accountant
Architect/Quantity Surveyor
Solicitor
IT Consultant
Printer
Stationer/ EPOS Supplier

Bereavement

Undertaker and/or car storage/valet
Memorial Stonemason

Note 1:-

The above list is not exhaustive, but gives a feel for the types of businesses that may be attracted to the development.

Note 2:-

With the current trend of remote-working and the level of technology available, this may reduce the frequency of the need for staff to be located on site 100% during a normal working week.

With a certain percentage of work being carried out at home.

Note 3:-

The likelihood is that not all occupiers will remain on site 100% of time during a normal working week and will be working elsewhere. This is probably more relevant to the Financial and Professional consultants.