

ADDENDUM REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT

REGULATORY PANEL: 13 NOVEMBER 2025

SUBJECT:	PLANNING APPLICATION REPORT
APPLICATION REF:	22/00220/APP
SITE ADDRESS:	STREET RECORD Annfield Road Prestwick South Ayrshire
DESCRIPTION:	Erection of 5 dwellinghouses
RECOMMENDATION:	Delegated powers to approve subject to submission of commuted sum in lieu of play equipment and conditions

Purpose of Addendum

This addendum provides an update following the consideration of planning application 22/00220/APP at the Regulatory Panel on 11 September 2025, where Members agreed to continue the item to allow a site visit to familiarise themselves with the physical characteristics of the application site. The Panel also requested that Scottish Water attend the site visit to provide advice regarding water and wastewater infrastructure.

Scottish Water was unable to attend the site visit; however, they have now submitted an updated consultation response, which is summarised below and considered in the determination of the application.

Scottish Water Consultation Update

Scottish Water confirms that:

- The site is served by Bradan Water Treatment Works, which has sufficient capacity to accommodate the proposed dwellings.
- The existing water distribution network can meet the anticipated demand without further investigation.
- Foul flows from the development drain to Meadowhead PFI Waste Water Treatment Works, which currently has capacity to manage the additional flows.

Scottish Water advises that:

- Hydraulic modelling may be necessary to confirm that the additional flows will not adversely impact the existing network.
- If Scottish Water's modelling programme does not align with the developer's proposed timescales, the applicant may be required to undertake a standalone Drainage Impact Assessment to identify any necessary infrastructure improvements.

Regarding surface water:

Regulatory Panel (Planning):

Report by Housing, Operations and Development Directorate (Ref: 22/00220/APP) - Addendum

- Surface water connections to the combined sewer are only permitted in limited circumstances.
- Sustainable Drainage Systems (SuDS) must be implemented on-site to manage surface water and prevent increased flood risk.

- Reports of external flooding in the vicinity of the site must be considered in any drainage design.

Scottish Water recommends that the applicant submit a Pre-Development Enquiry (PDE) to formally assess network capacity and surface water drainage proposals. The PDE process, hydraulic modelling, and connection approvals are regulated by Scottish Water and cannot be enforced through planning conditions.

Implications for Planning Application

- There is no objection in principle to the development from a water or wastewater perspective.
- The planning service's role is to ensure that surface water is managed sustainably and that flood risk is mitigated.
- This is addressed through Conditions 9C and 12C in the Panel Report, which require the submission and approval of a detailed surface and foul water drainage scheme incorporating SuDS, Flood Risk Assessment findings, BRE 365 soakaway testing, long-term maintenance arrangements, and safe separation from the railway boundary.

All other matters raised by Scottish Water, including network capacity and hydraulic modelling, are outside the remit of the planning service and will be addressed through the PDE process.

Conclusion

The updated Scottish Water consultation response confirms that there is sufficient capacity to support the proposed development and raises no objection in principle. The recommended planning conditions continue to ensure that surface water is managed sustainably, flood risk is mitigated, and public safety and amenity are safeguarded. No changes to the overall recommendation in the original Panel Report are required.

Person to Contact:

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