

SECOND DRAFT PLAN CONSULTATION MAY / JUNE 2023

INTRODUCTION

North Ayrshire Council is planning to build 189 new homes at Montgomerie Park, Irvine. The development will provide a mix of general needs properties, homes suitable for wheelchair users and amenity bungalows.

CONSULTATION

The Council is holding a second consultation event to allow local people and interested parties to view the draft plans for the development. You can view and comment on the plans, on-line, from **Monday 22nd May 2023** until **Friday 16th June 2023**.

The Council is also holding a local, in person, event from 4pm until 6pm on:

Date: **Tuesday 13th June 2023.**

To book your place at the event please telephone **01294 324031** or email **developmentandstrategy@north-ayrshire.gov.uk** by **Friday 9th June 2023**.

CERTIFICATE OF LAWFUL DEVELOPMENT

The Council does not require full Planning Consent for this development as it falls within permitted development rights. Permitted development enables local authorities to carry out works, within their district, for the erection of dwellings so long as the development conforms with the Local Development Plan. The Council will obtain a 'Certificate of Lawfulness' from the Council's Planning Service to certify that the site has been considered against the full terms of the adopted Local Development Plan.



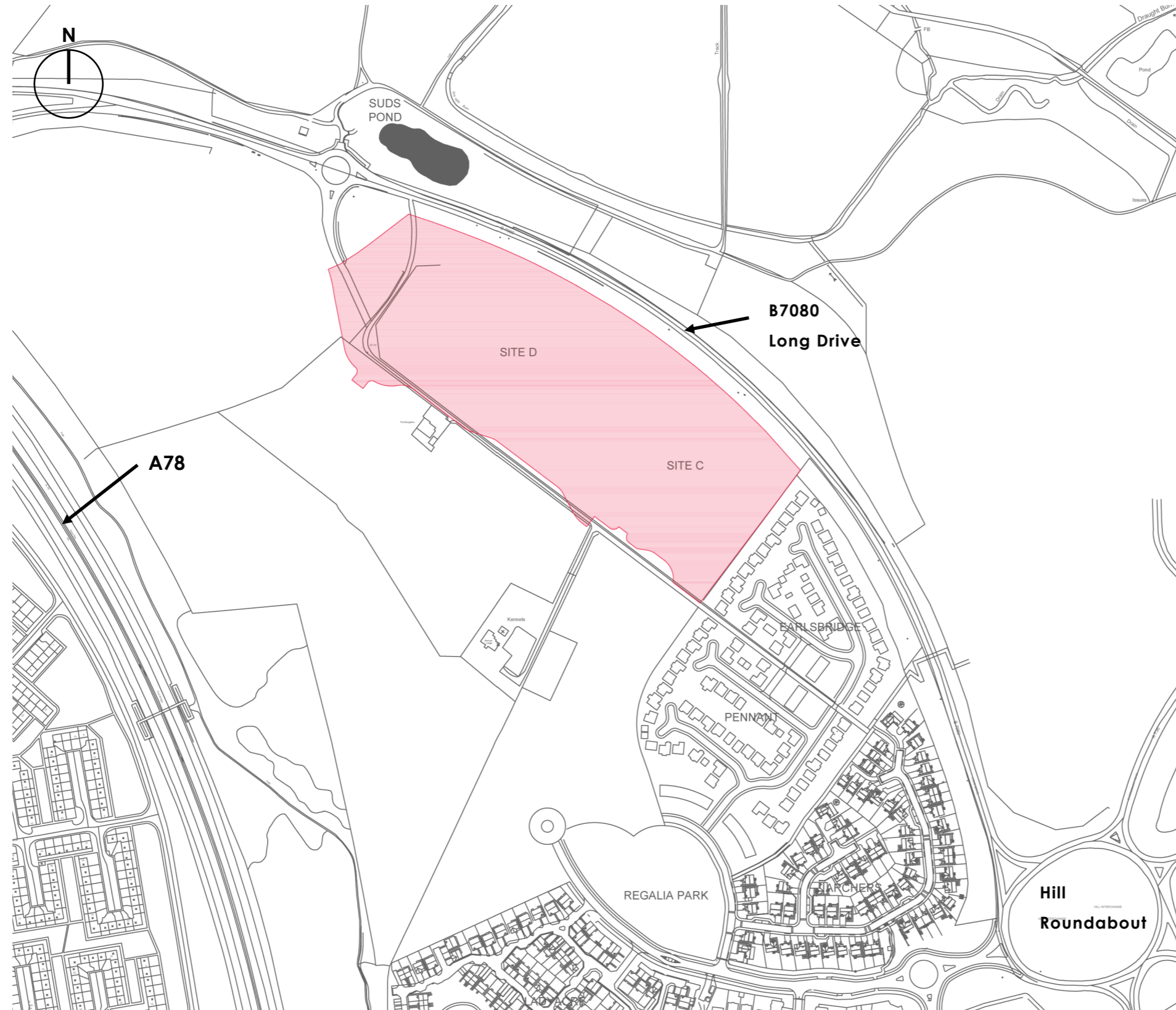
Images of site



Aerial view of site



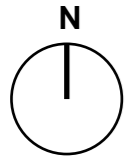
EXISTING SITE PLAN



SITE AREA 6.0 ha
SITE BOUNDARY



PROPOSED SITE PLAN



SITE BOUNDARY -----

SITE AREA = 59,867 sq.m / 6.0 ha / 14.8 Acres.

	HOUSE TYPE MIX	Qty.
A	GENERAL NEEDS 2 BEDROOM / 4 PERSON	18
B	GENERAL NEEDS 2 BEDROOM / 4 PERSON	66
E	GENERAL NEEDS 3 BEDROOM / 5 PERSON	27
L	GENERAL NEEDS GFL 4 BEDROOM / 6 PERSON	4
M	AMENITY BUNGALOW 1 BEDROOM / 2 PERSON	19
P	AMENITY BUNGALOW 2 BEDROOM / 3 PERSON	20
Q	WHEELCHAIR BUNGALOW 2 BEDROOM / 3 PERSON	19
R	WHEELCHAIR LIVING GFL 3 BEDROOM / 6 PERSON	10
T	WHEELCHAIR LIVING GFL 5 BEDROOM / 9 PERSON	4
V	WHEELCHAIR LIVING GFL 4 BEDROOM / 7 PERSON	2
TOTAL		189

	PARKING PROVISION	Qty.
	Residents Parking	271
VP	Visitors Parking	55
TOTAL		326



SITE LAYOUT DESIGN PRINCIPLES



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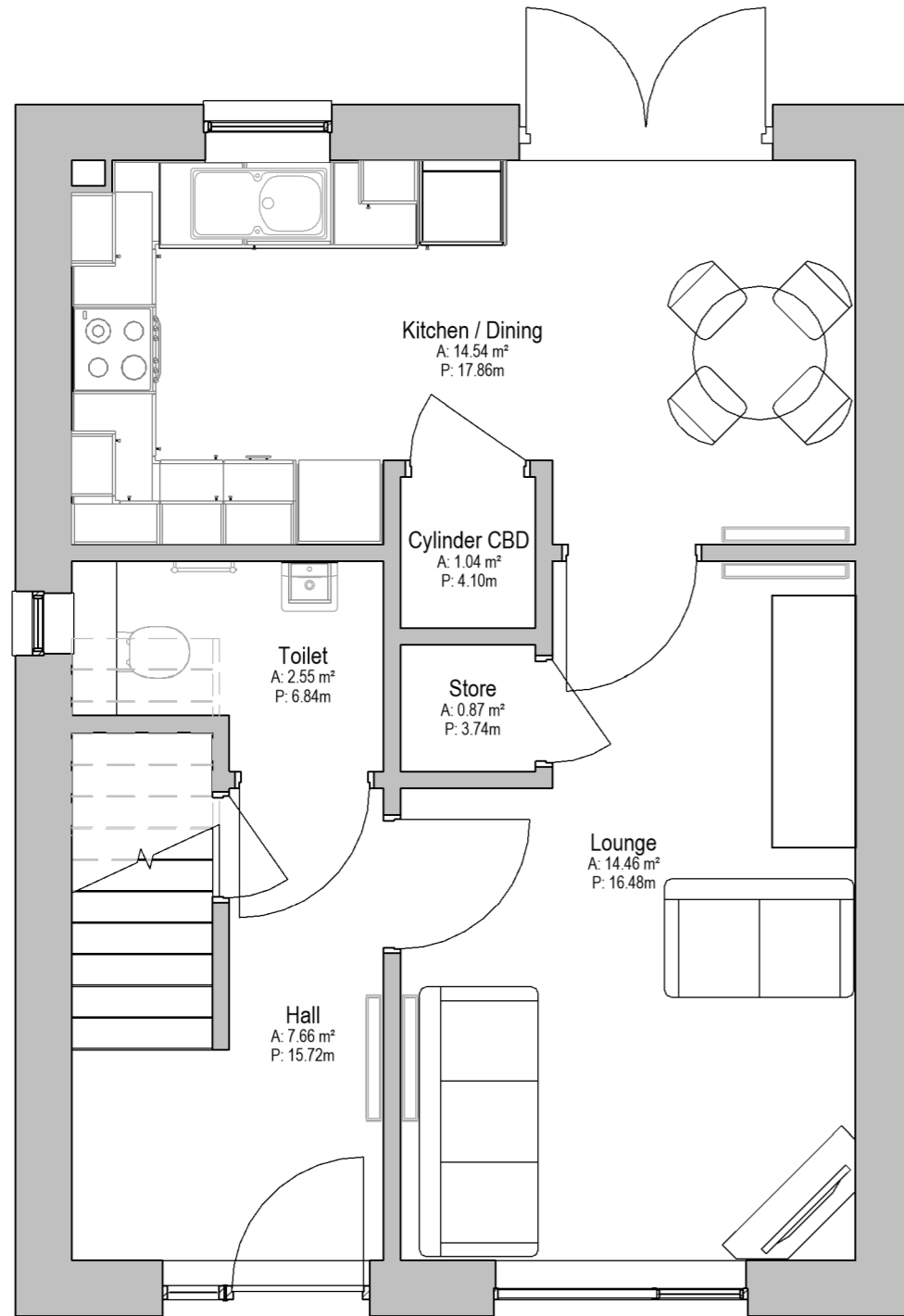




Informal Play Area



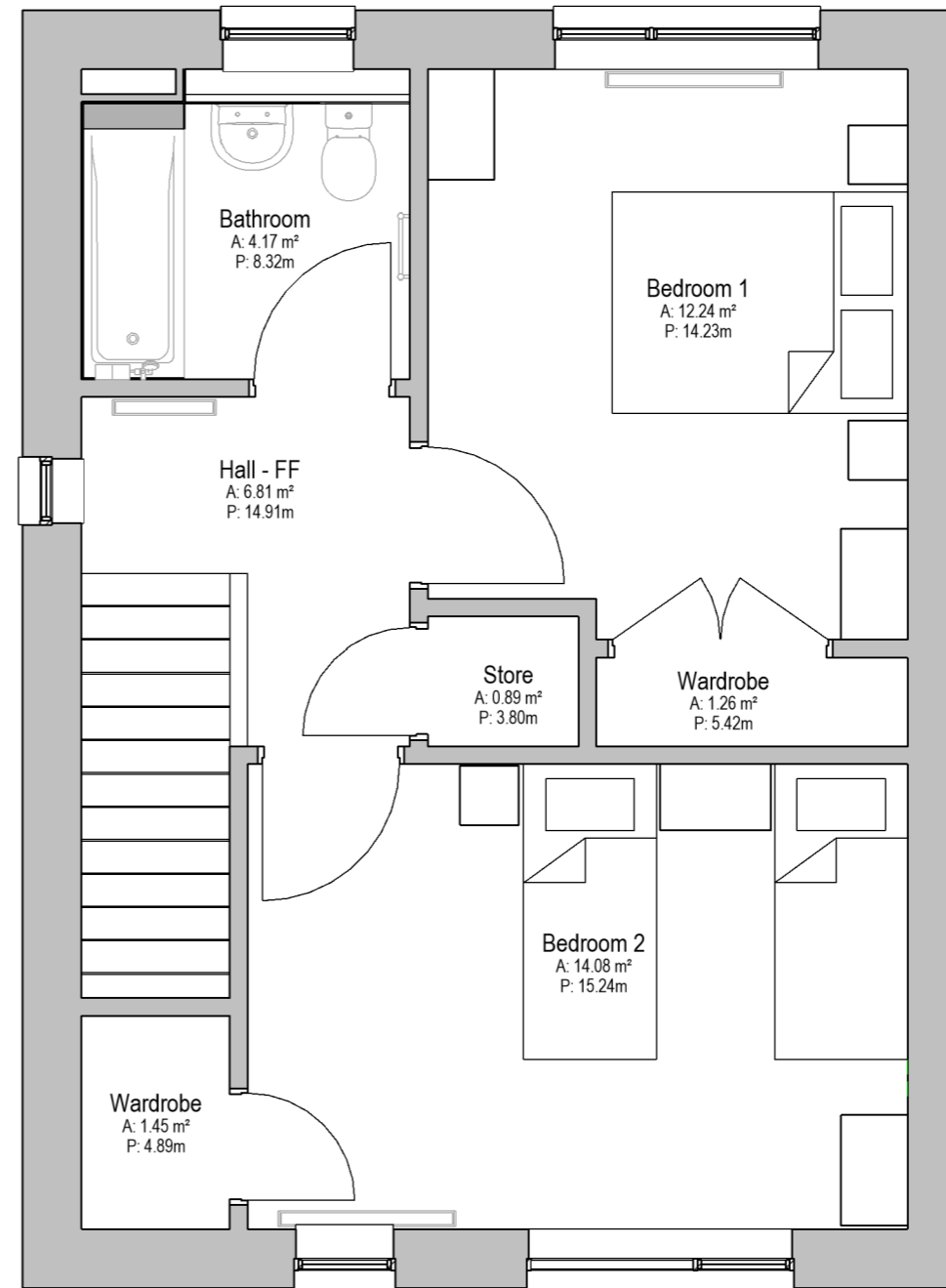
PROPOSED FLOOR PLANS — HOUSE TYPE A



GROUND FLOOR — HOUSE TYPE A

2 BED / 4 PERSON

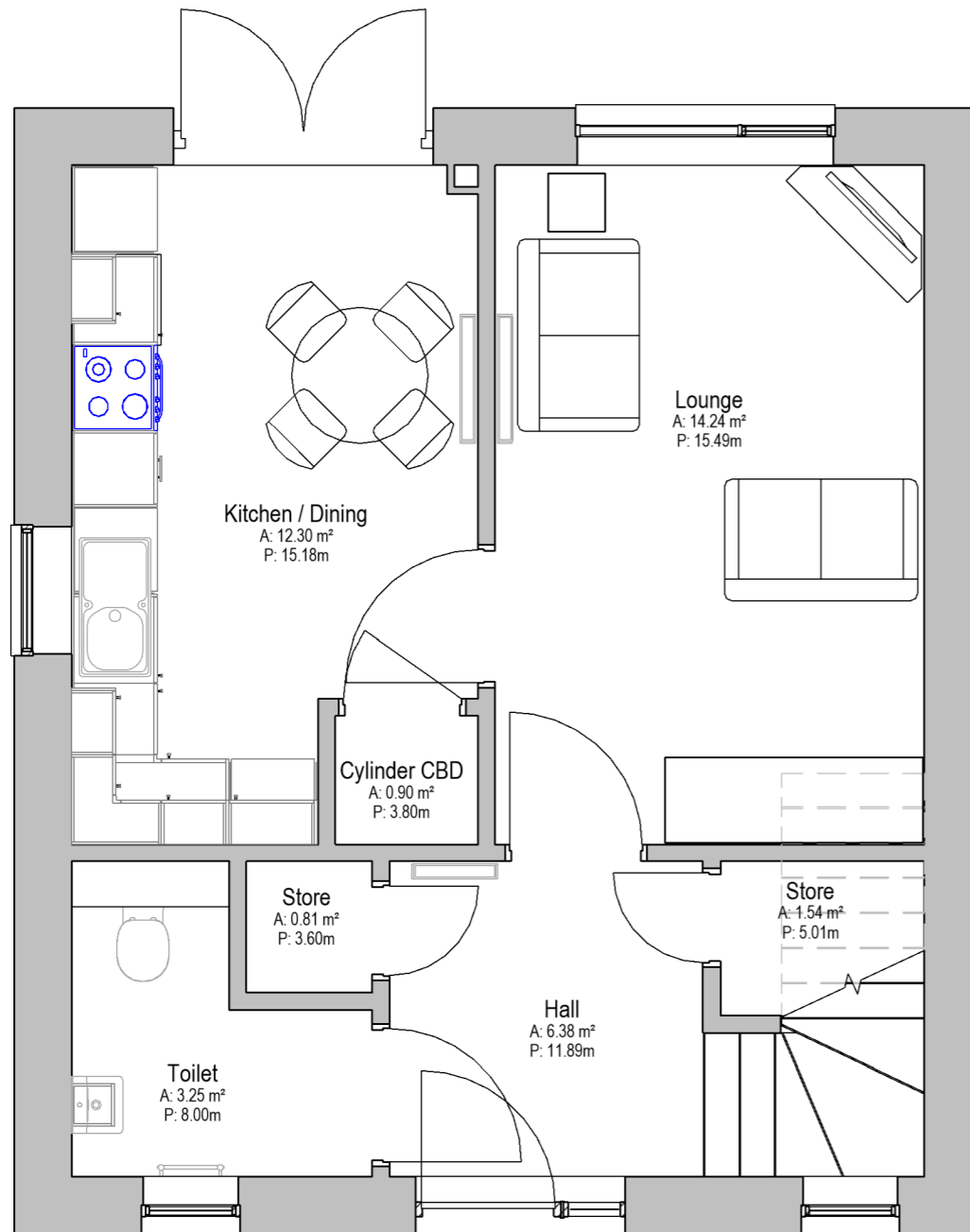
GENERAL NEEDS



FIRST FLOOR — HOUSE TYPE A



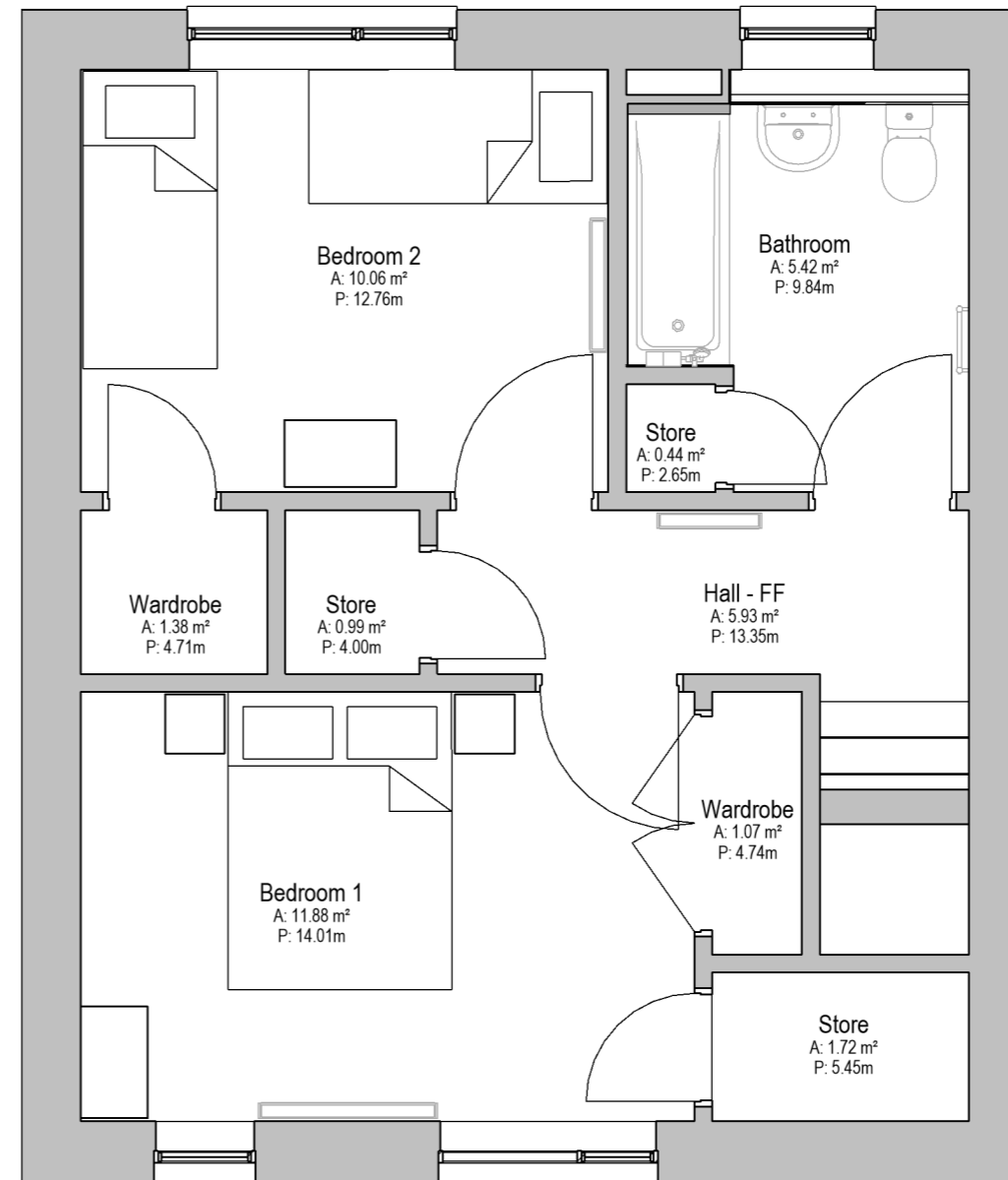
PROPOSED FLOOR PLANS — HOUSE TYPE B



GROUND FLOOR — HOUSE TYPE B

2 BED / 4 PERSON

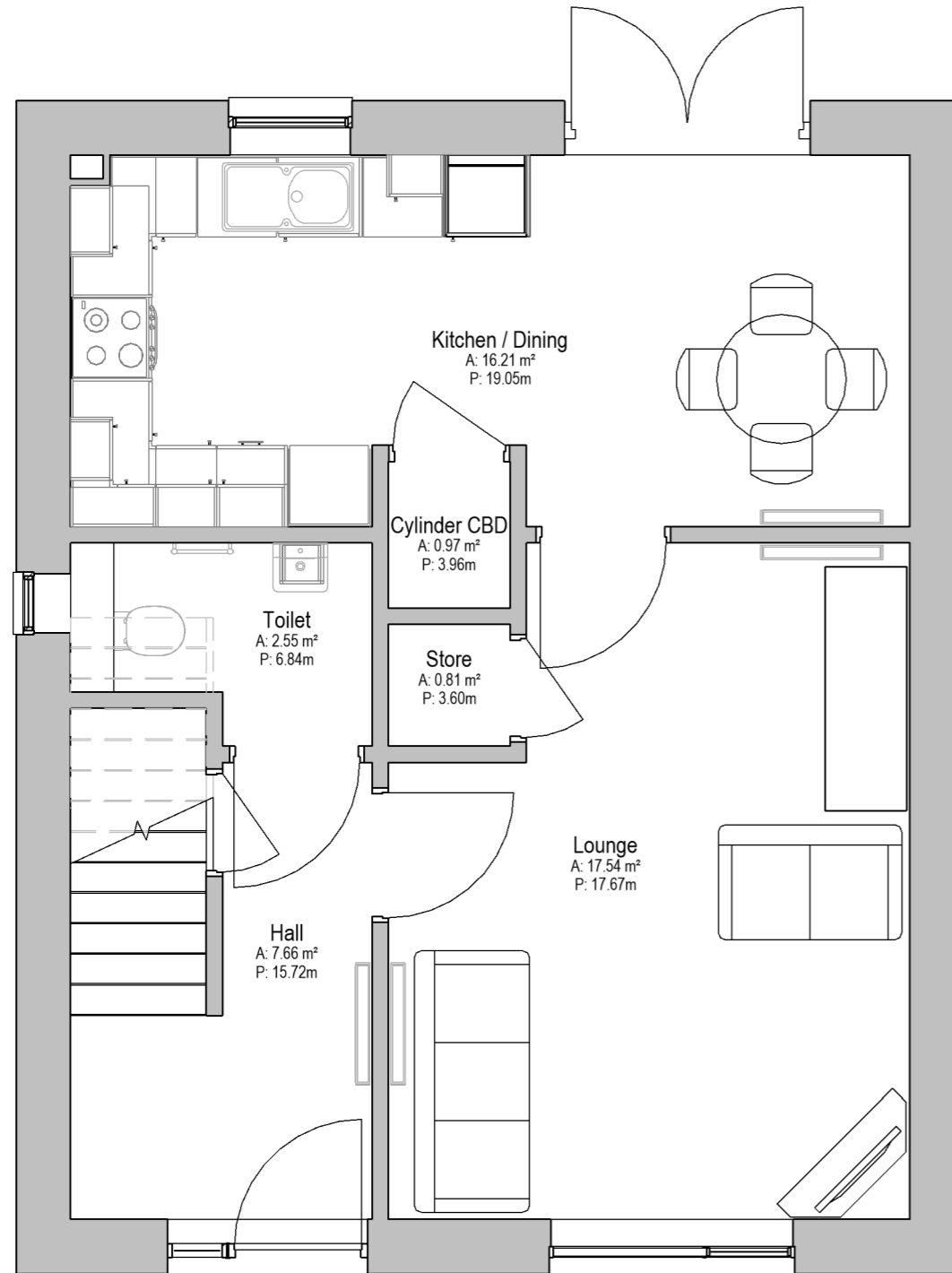
GENERAL NEEDS



FIRST FLOOR — HOUSE TYPE B



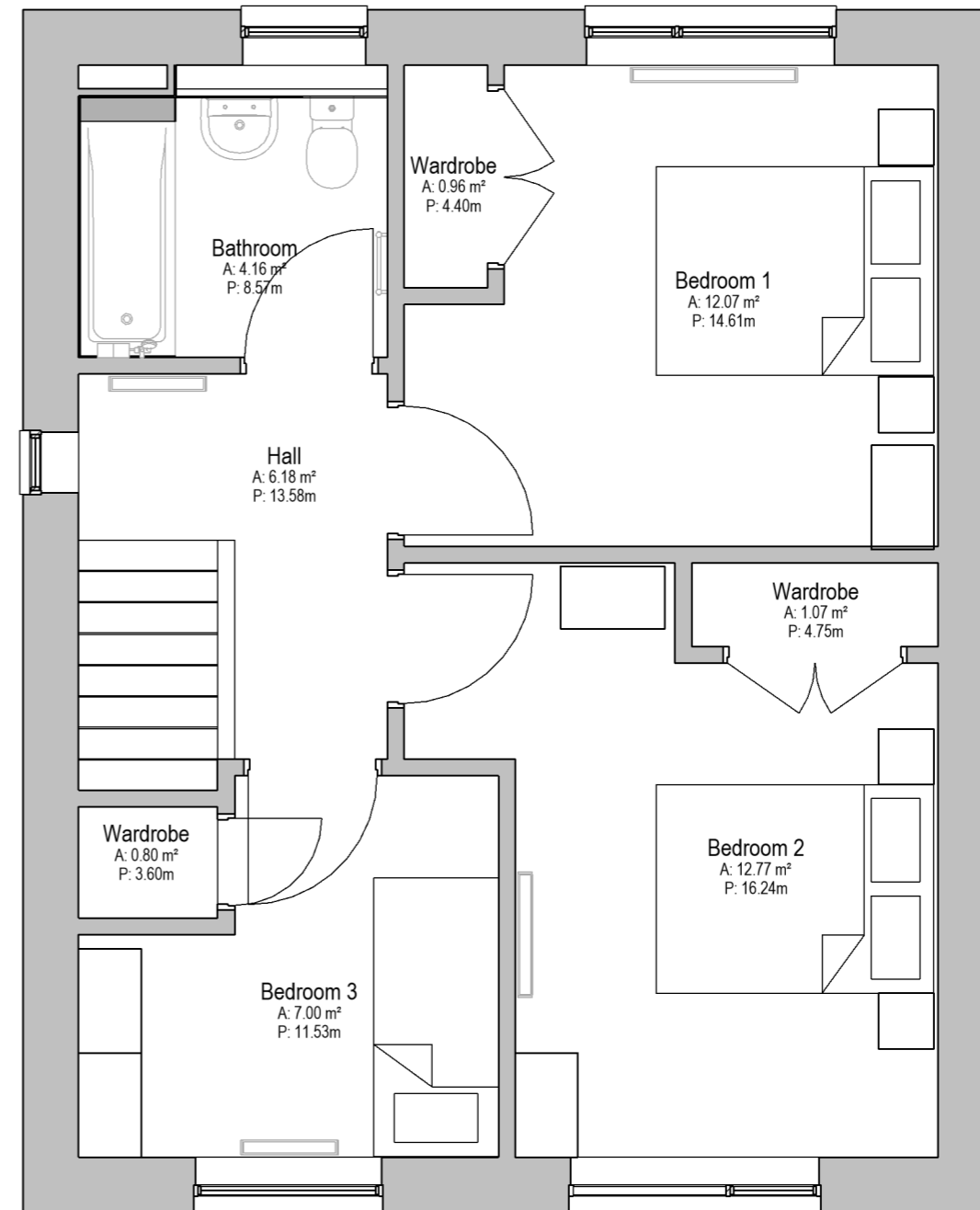
PROPOSED FLOOR PLANS — HOUSE TYPE E



GROUND FLOOR — HOUSE TYPE E

3 BED / 5 PERSON

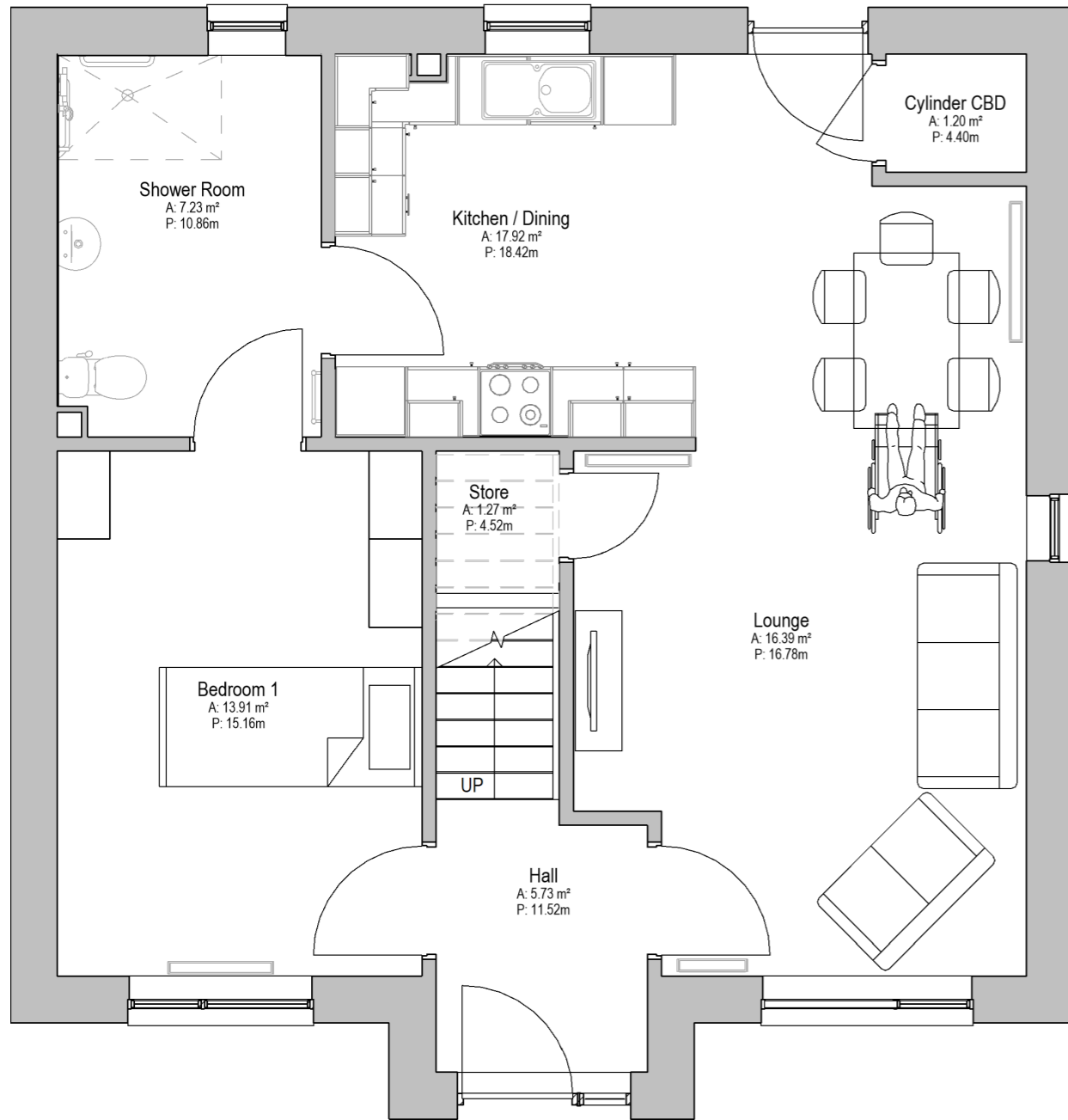
GENERAL NEEDS



FIRST FLOOR — HOUSE TYPE E



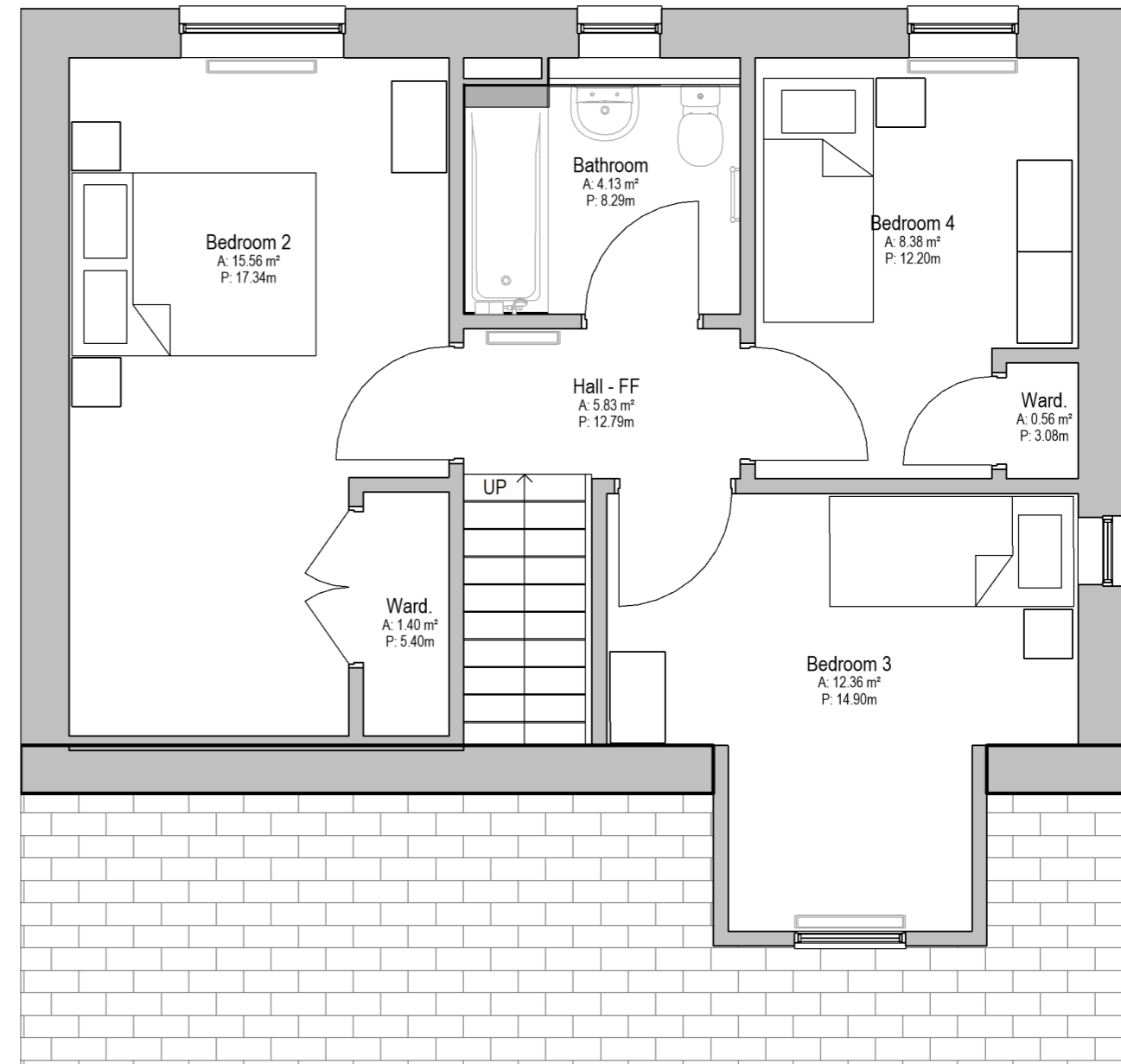
PROPOSED FLOOR PLANS — HOUSE TYPE L



GROUND FLOOR—HOUSE TYPE L

4 BED / 6 PERSON

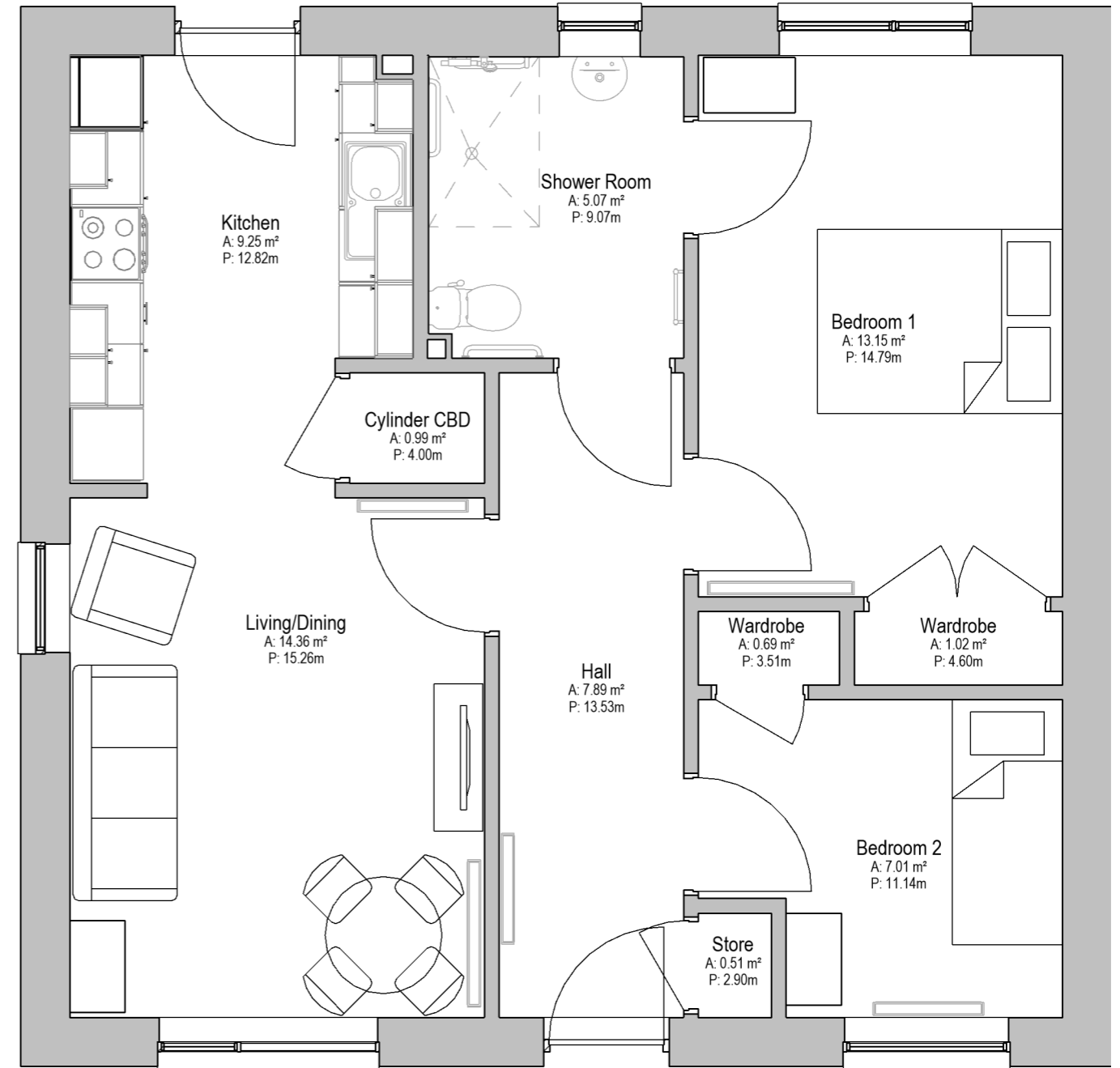
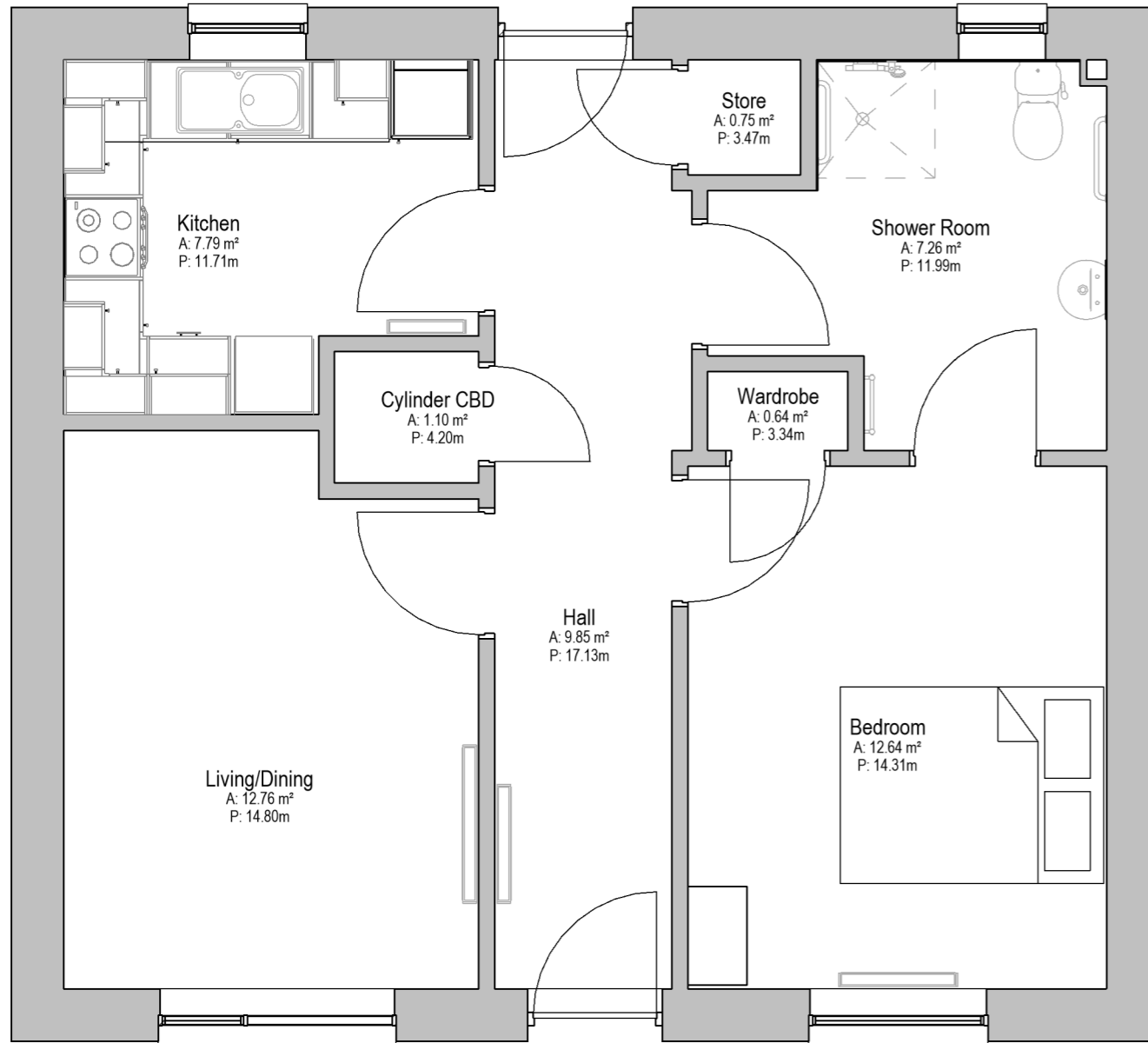
GROUND FLOOR LIVING



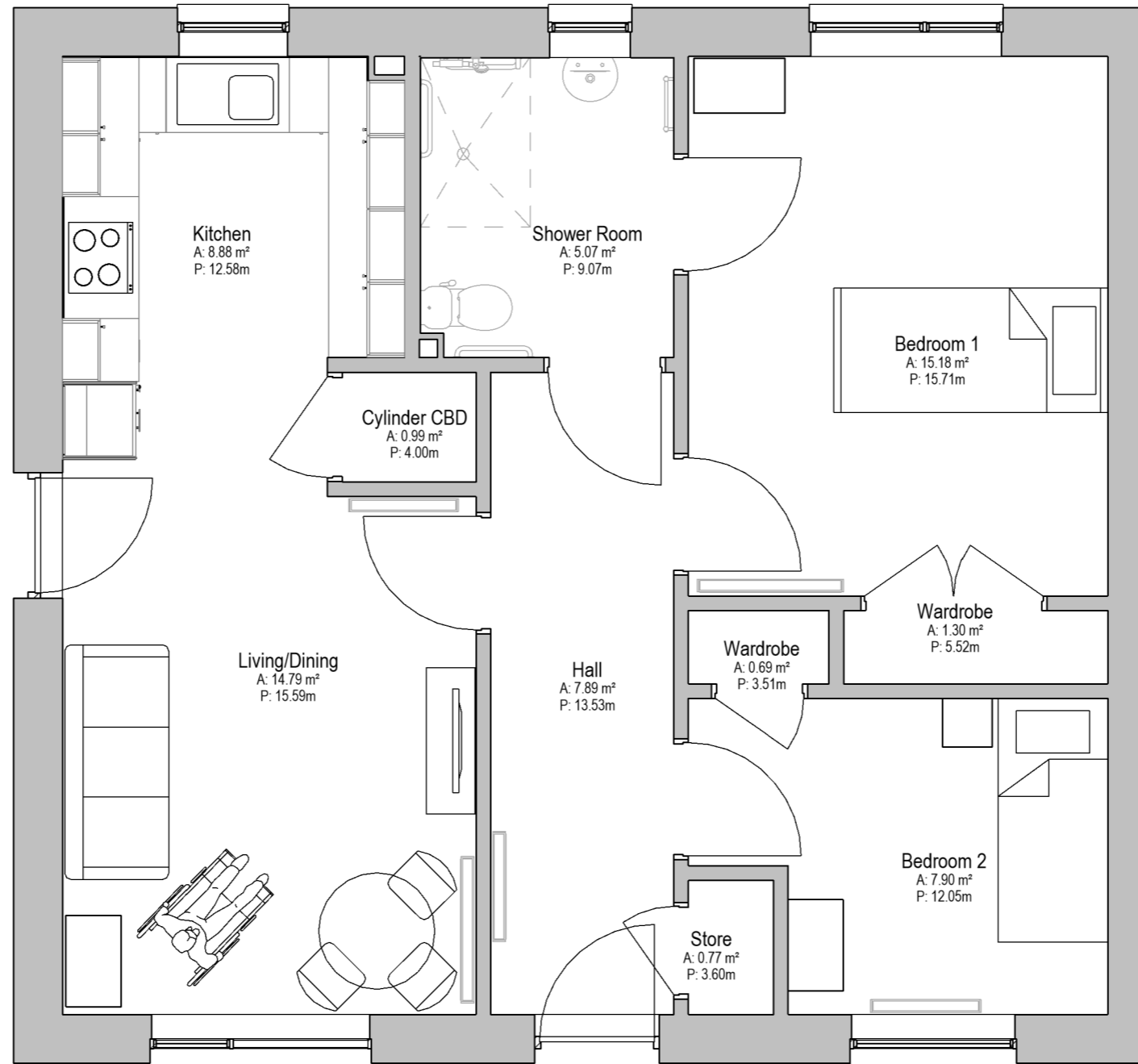
FIRST FLOOR—HOUSE TYPE L



PROPOSED FLOOR PLANS — HOUSE TYPE M & P



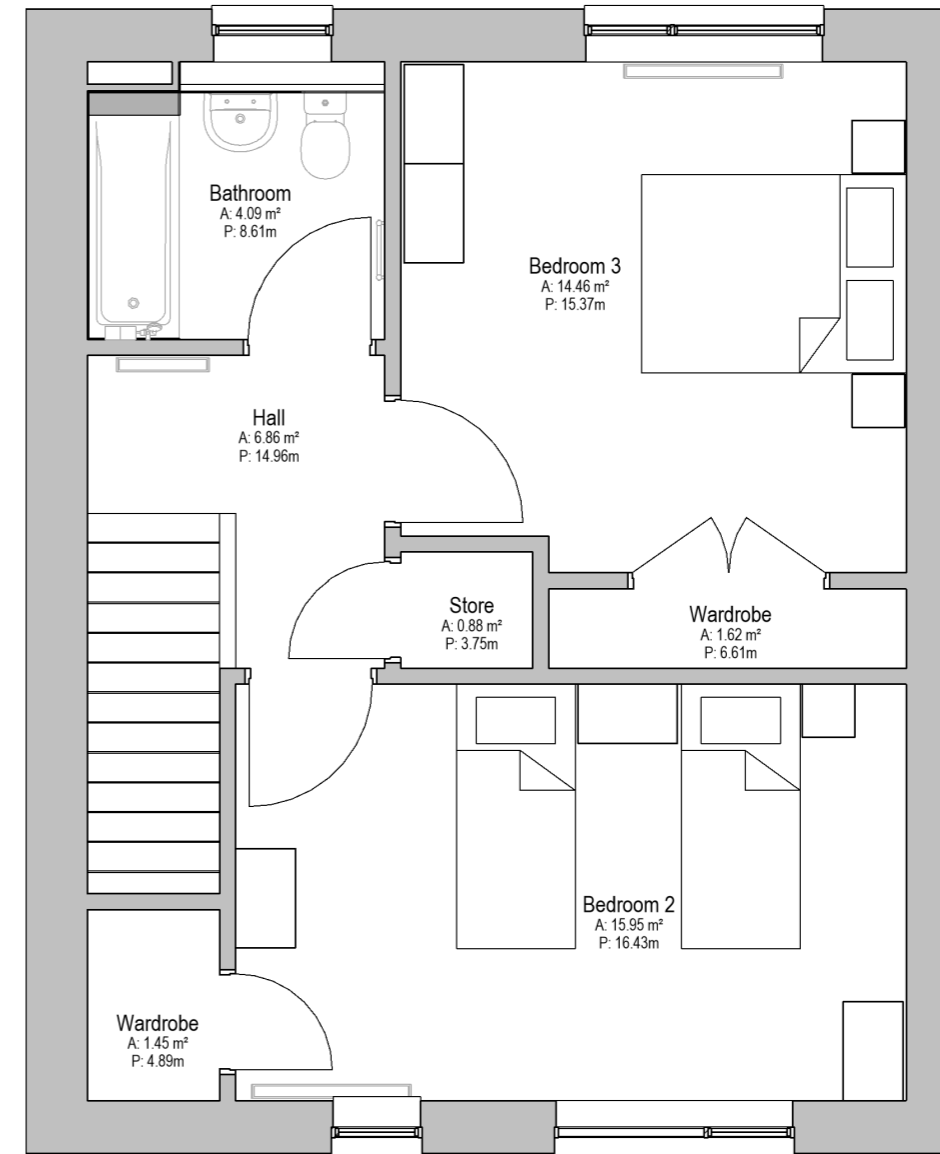
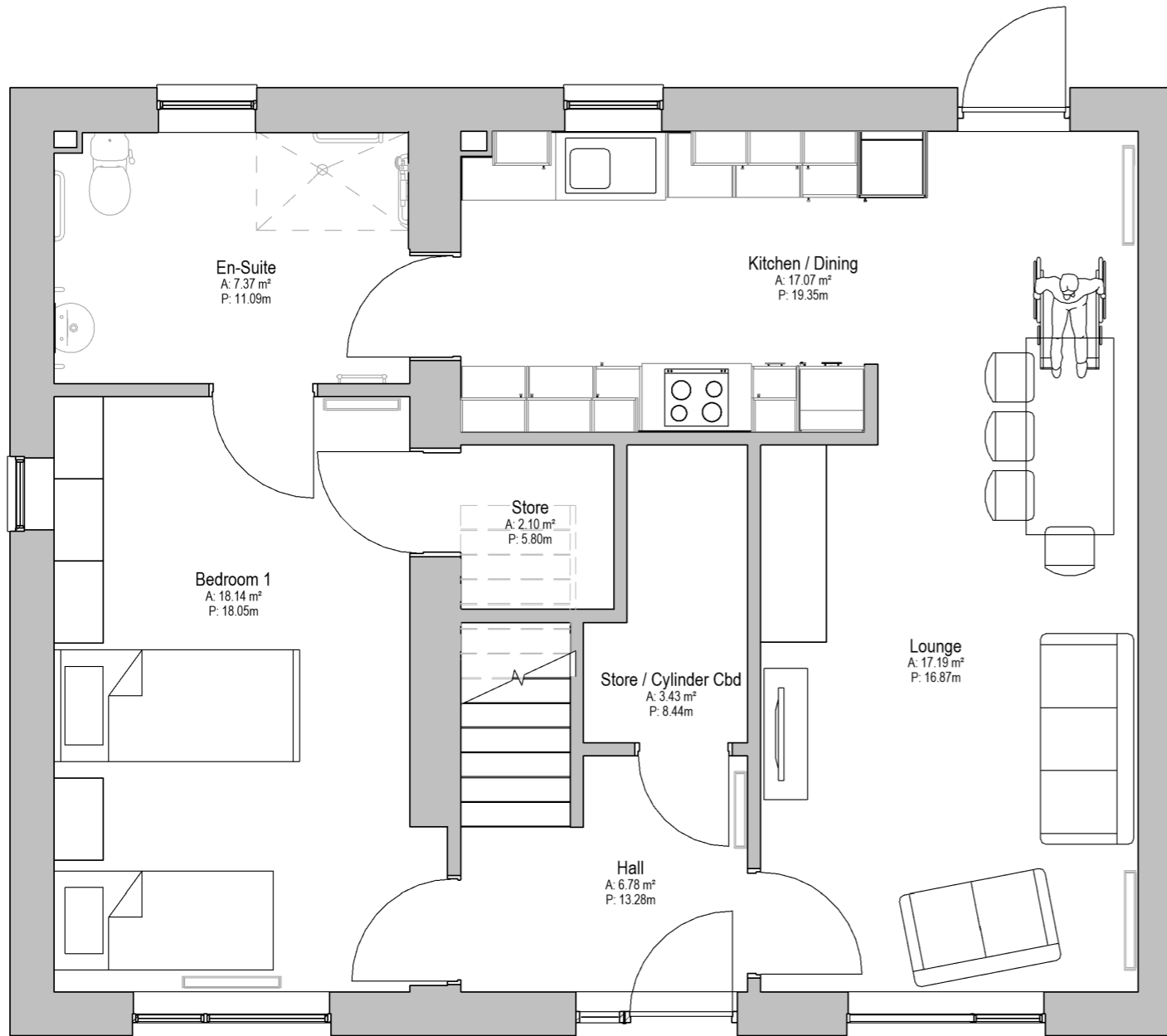
PROPOSED FLOOR PLANS



HOUSE TYPE Q
2 BED / 3 PERSON
WHEELCHAIR BUNGALOW



PROPOSED FLOOR PLANS — HOUSE TYPE R



GROUND FLOOR—HOUSE TYPE R

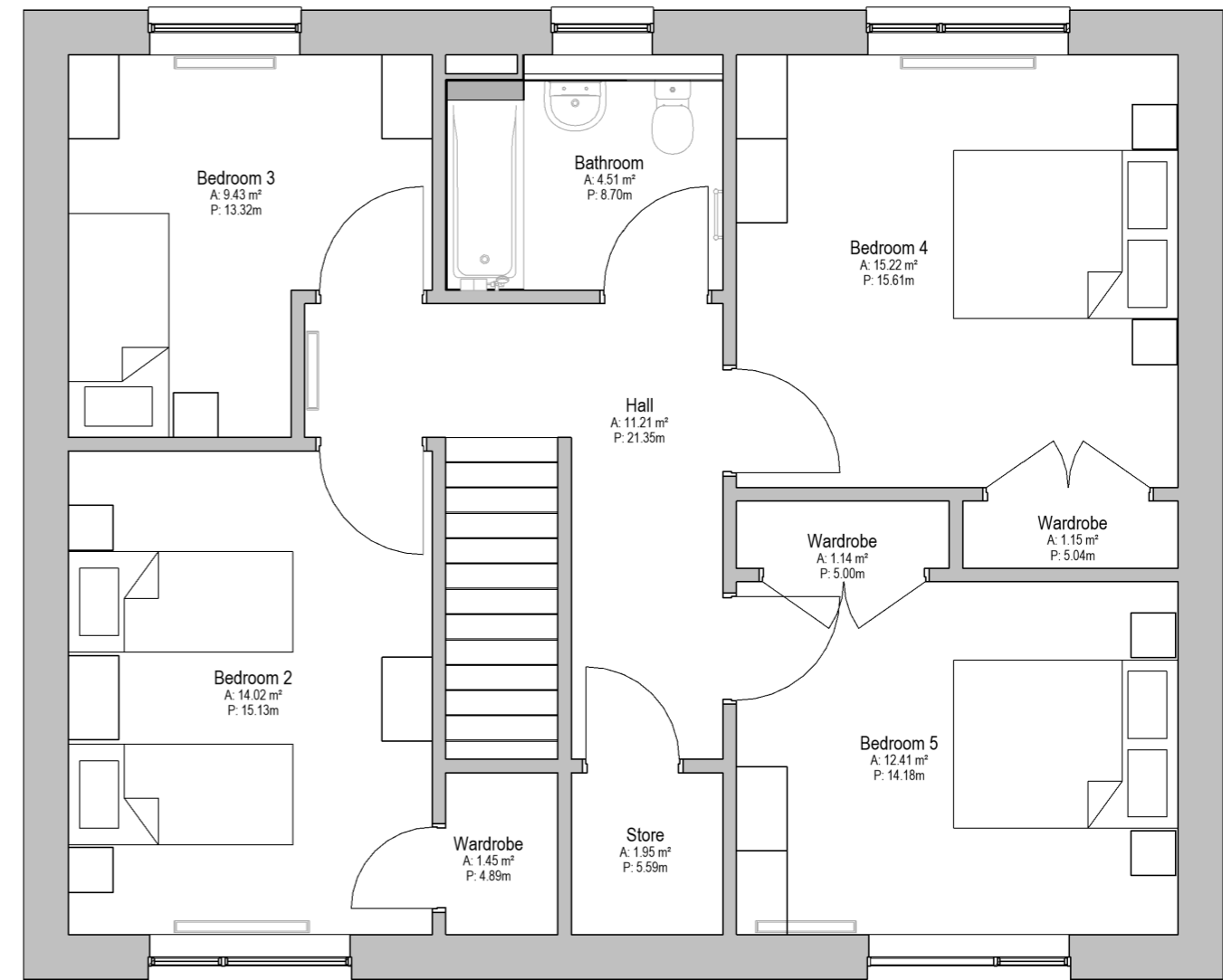
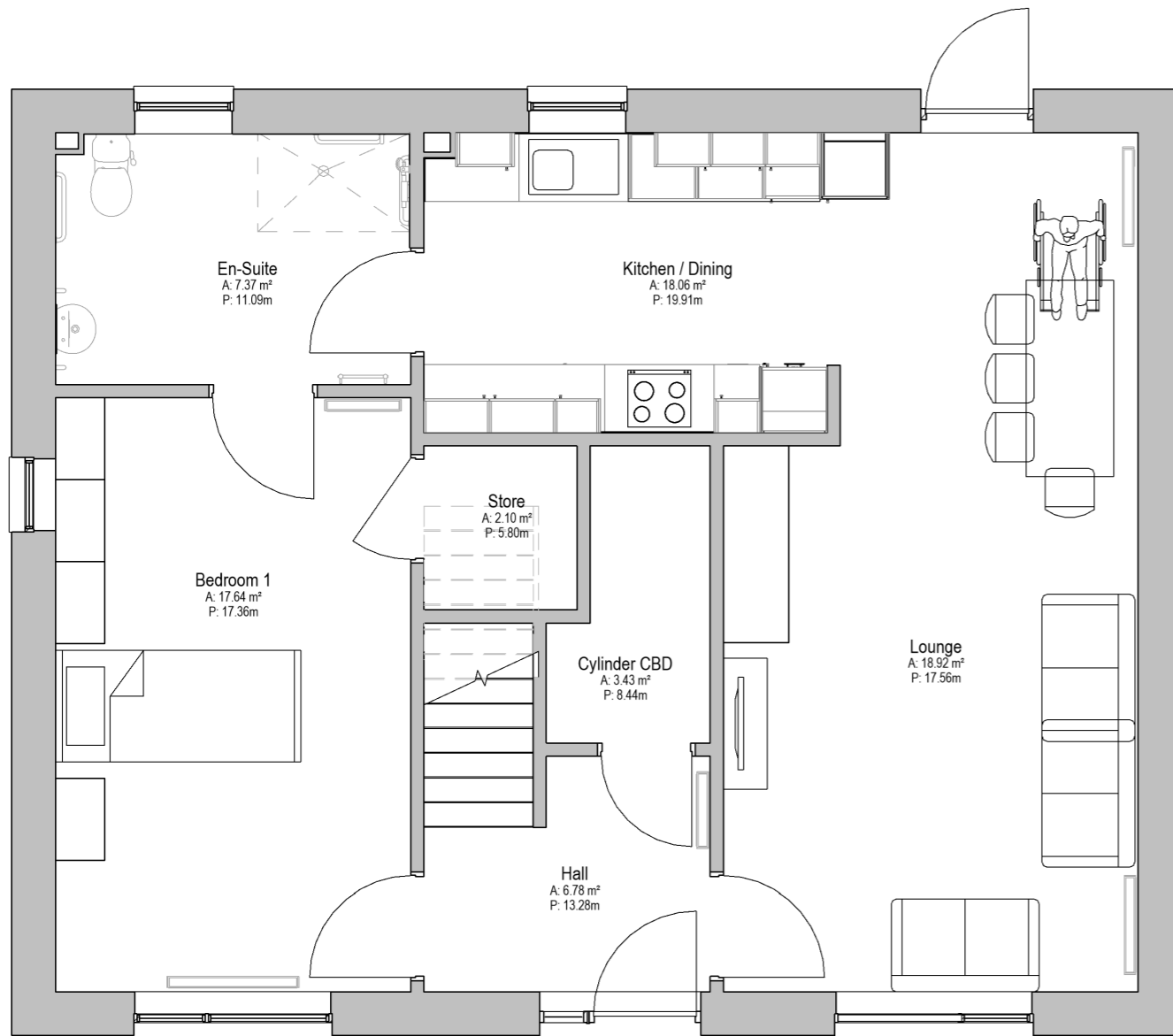
3 BED / 6 PERSON

GROUND FLOOR LIVING

FIRST FLOOR—HOUSE TYPE R



PROPOSED FLOOR PLANS — HOUSE TYPE T



GROUND FLOOR—HOUSE TYPE T

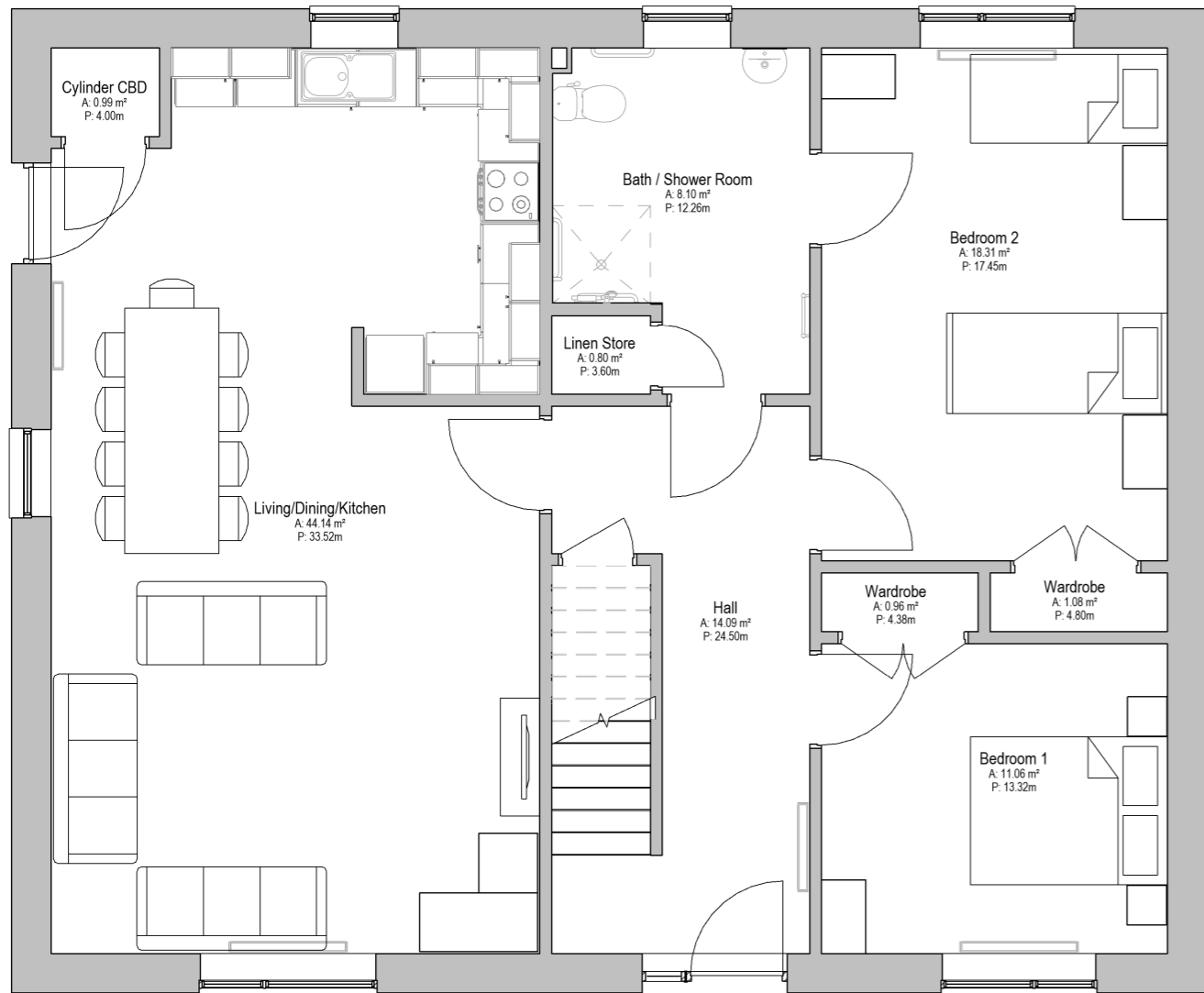
5 BED / 9 PERSON

GROUND FLOOR LIVING

FIRST FLOOR—HOUSE TYPE T



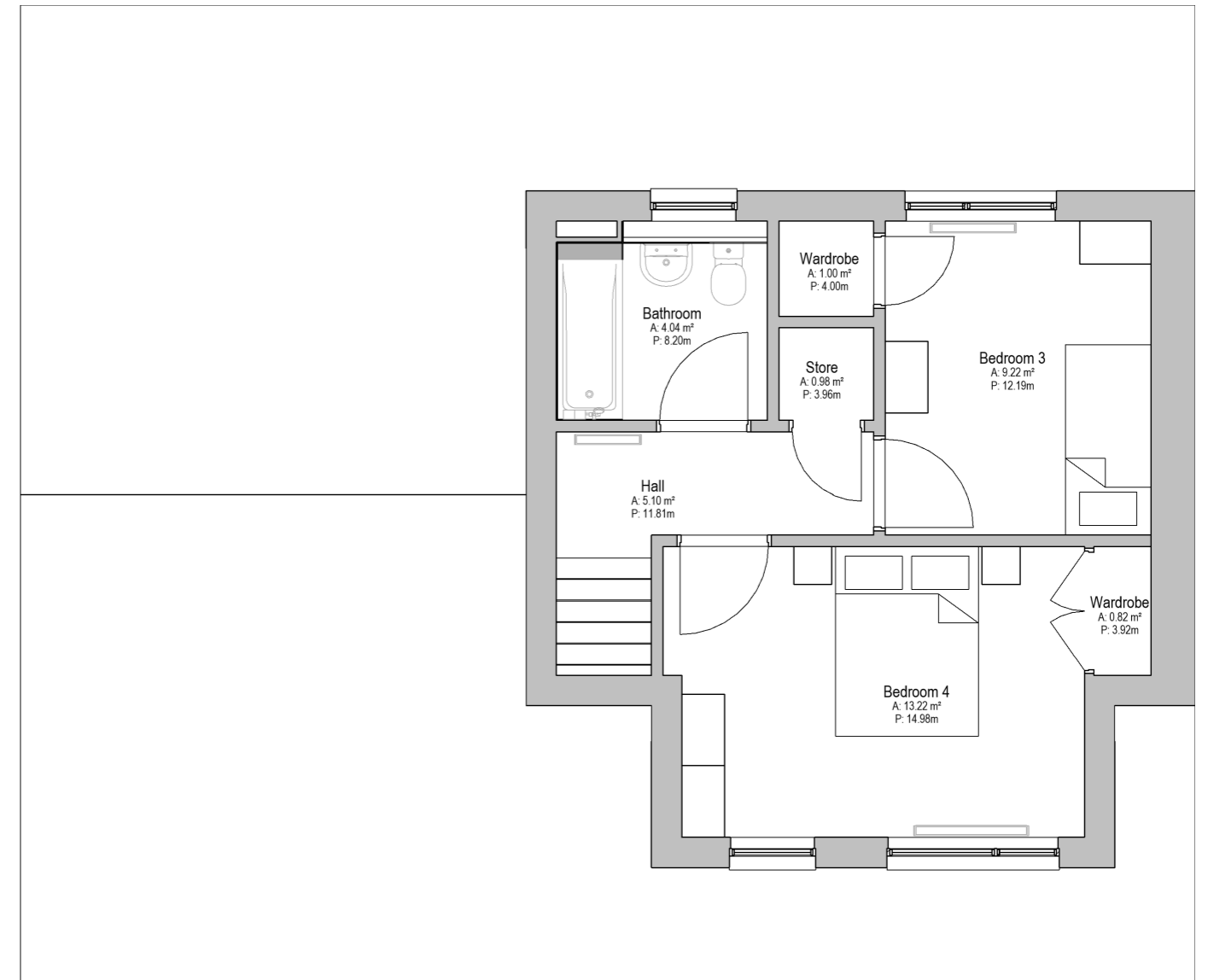
PROPOSED FLOOR PLANS — HOUSE TYPE V



GROUND FLOOR—HOUSE TYPE V

4 BED / 7 PERSON

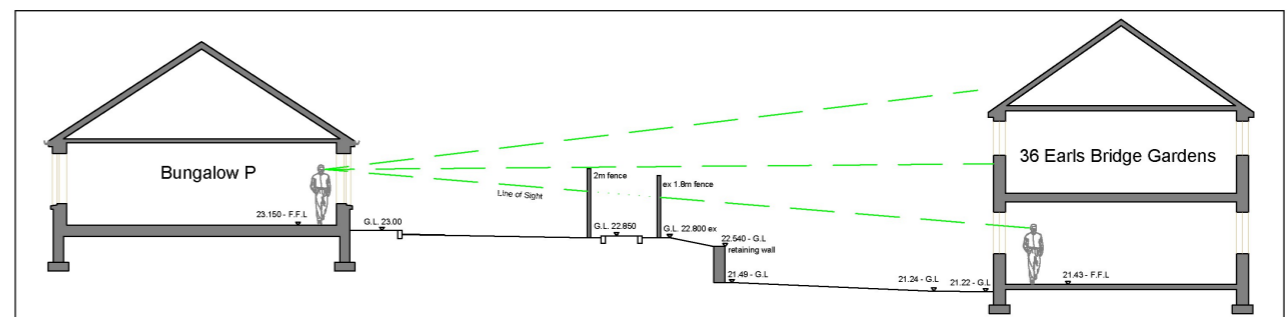
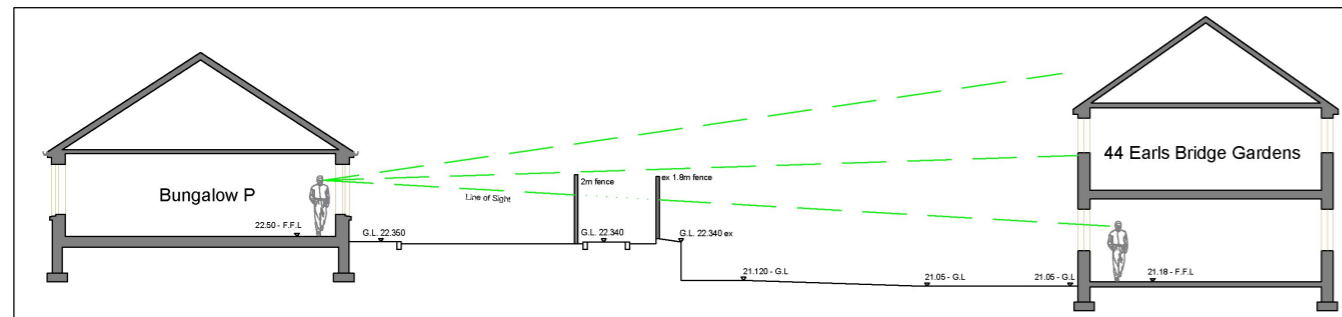
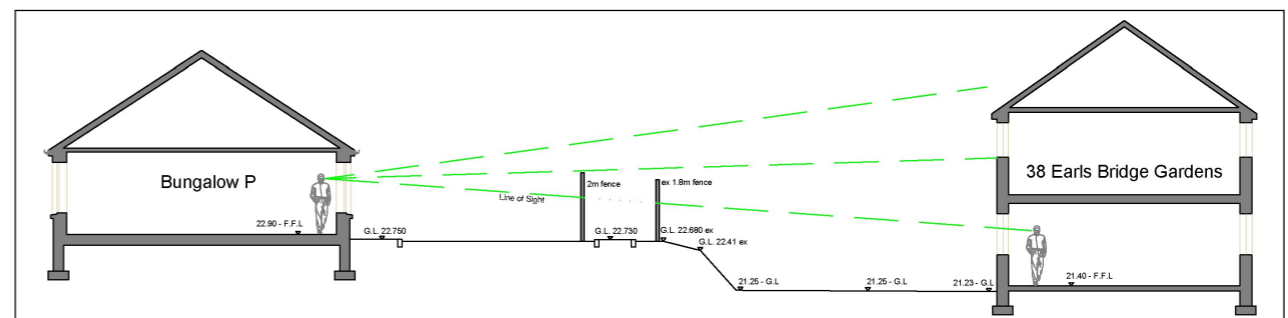
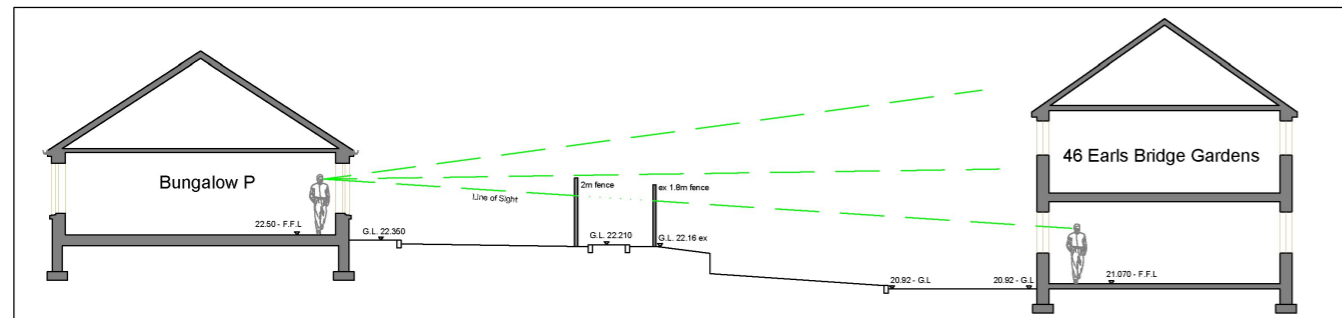
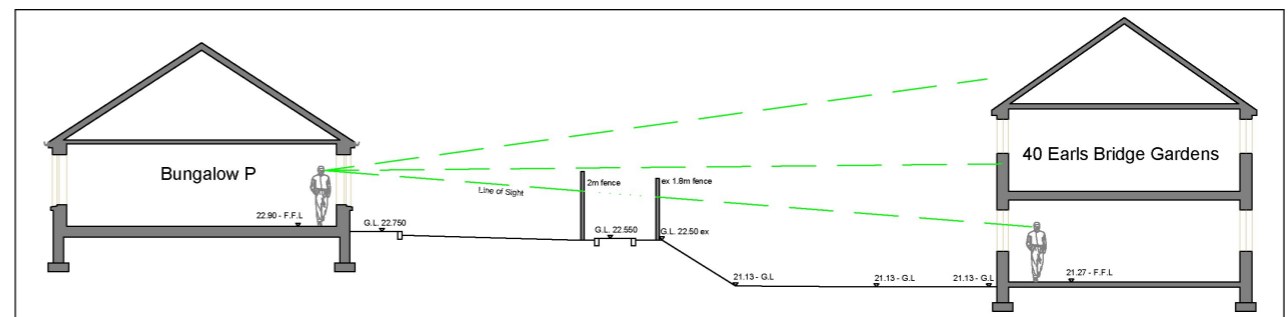
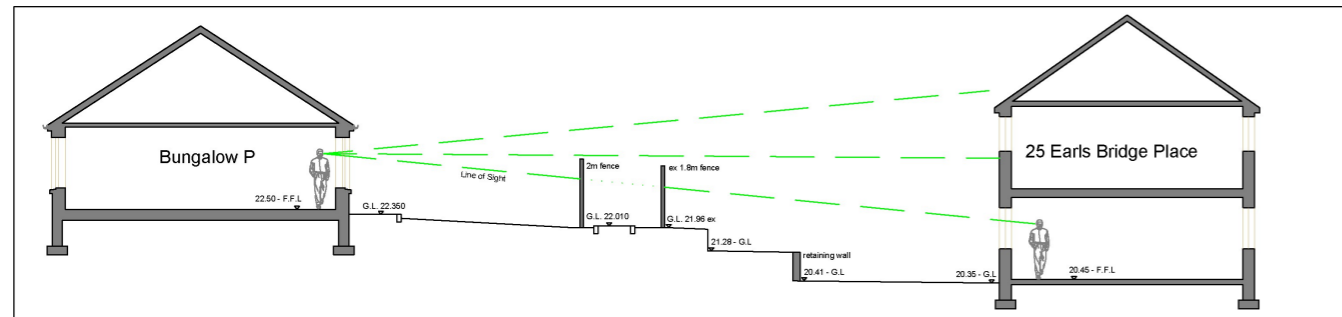
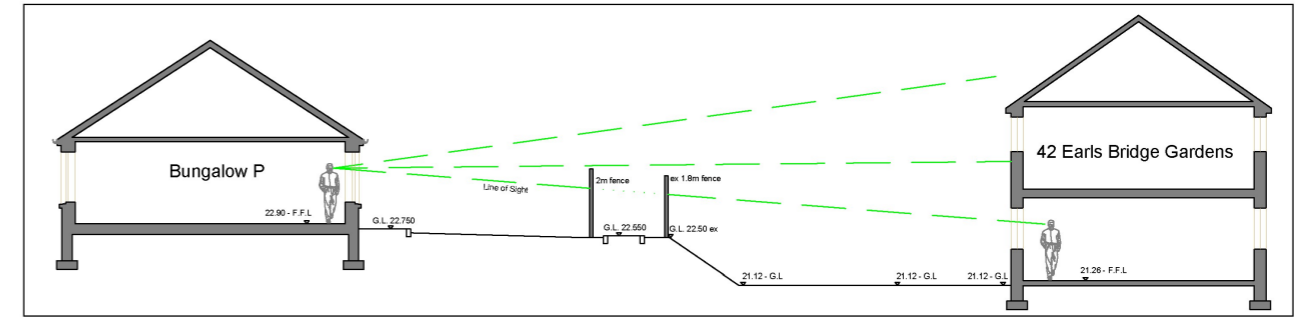
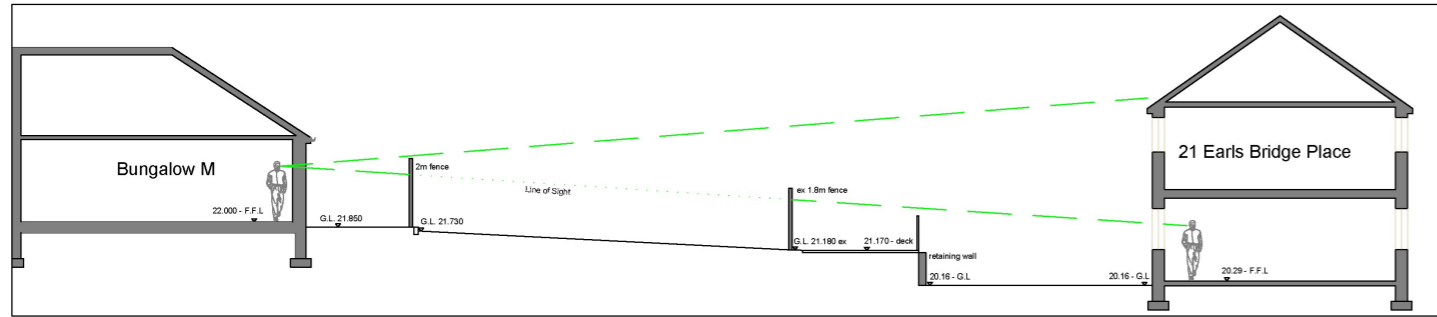
GROUND FLOOR LIVING



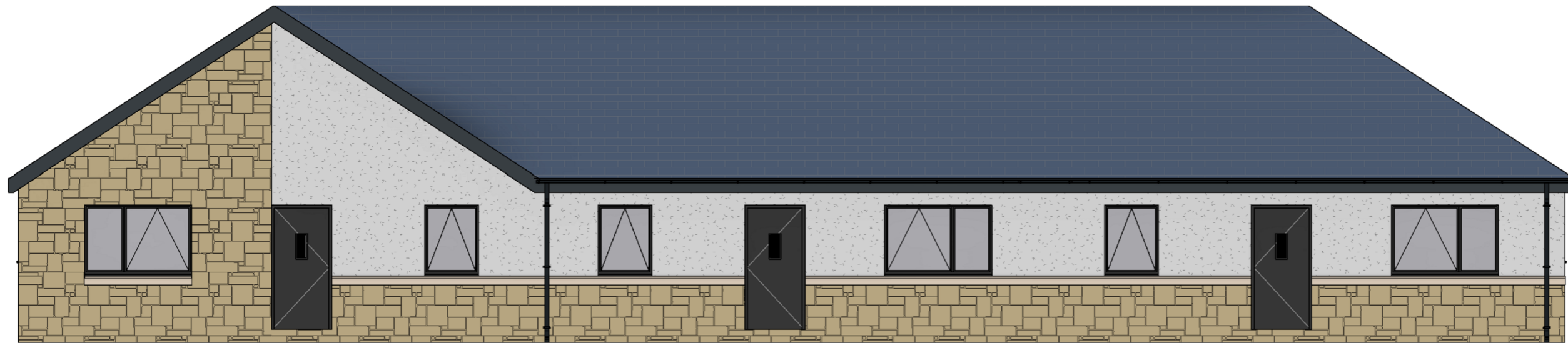
FIRST FLOOR—HOUSE TYPE V



SECTIONS AT EASTERN BOUNDARY DETAILING LEVEL DIFFERENCE AT NEIGHBOURING PROPERTIES



EXAMPLES OF PROPOSED BUILT FORM AND MATERIALS

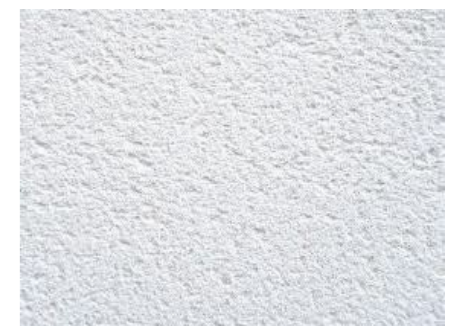


PROPOSED BUNGALOW TERRACE



PROPOSED 3-BED HOME TERRACE

PROPOSED MATERIALS



FREQUENTLY ASKED QUESTIONS

1. What is the purpose of the consultation?

To allow local residents and interested parties the chance to view and comment on the draft plans for the site.

2. When will the construction works start?

Ground consolidation enabling works are anticipated to commence in autumn 2023.

It is currently anticipated that new build construction works will commence in summer 2024 and complete in spring 2027. Exact timescales will be confirmed to local residents when they are invited to 'Meet the Builder'

3. What times will the site operate?

It is anticipated that works will be undertaken between 8am and 6pm, Monday to Friday and 8am to 1pm on a Saturday. Additional weekend working may be permitted, from time to time, upon agreement with North Ayrshire Council.

If weekend working is approved, the Council will work with the contractor to ensure that disruption to local residents is kept to a minimum. The working time arrangements will be confirmed to local residents when they are invited to 'Meet the Builder'.

4. How will site traffic be managed?

During the construction works there will be added vehicle movements associated with the site. The main contractor for the development will prepare a Traffic Management Plan which will be approved by the Council. This outlines all vehicle movements, frequencies, and parking provision for site staff. The Council will work closely with the contractor to minimise the effects of this on the local road network.

The Council will also ensure that the contractor reaches a mutually agreeable solution with local residents in order to maintain access and egress to their properties at all times throughout the works.

5. Will there be new job opportunities created and will local people benefit?

The main contractor will be required to sign up to the Council's 'Community Benefits Policy'. As part of this policy, the contractor will provide training opportunities and utilise local suppliers and tradespeople where possible.

6. What parking provision has been made for the site?

Parking has been maximised in the site; there are 55 visitor parking spaces included across the site and each property also has in-curtilage driveway parking.

7. Who will live in the new homes?

The homes will be allocated through the North Ayrshire Housing Register in line with the North Ayrshire Housing Allocation Policy. Priority is given to applicants with the greatest housing need. Our experience confirms that, generally, housing applicants seek to remain in the area they currently reside in due to family, employment and other connections.

The Council and our Registered Social Landlord partners are developing extensively throughout North Ayrshire and new housing will also be available in other localities.

Please return comments by **Friday 16th June 2023** to:
developmentandstrategy@north-ayrshire.gov.uk or by calling 01294 324031

You can also post any feedback to:

Freepost RTJS-BGUH-XLCB
North Ayrshire Council, Housing Services
Affordable Housing Team
3rd Floor Cunninghame House
Irvine
KA12 8EE

