



FINAL PLANS CONSULTATION

AUGUST 2025

INTRODUCTION

North Ayrshire Council is planning to build 188 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 consultation event to allow local people and interested parties to view the final plans for the development. You can view the plans, on-line, from **Monday 14th July 2025** until **Sunday 31st August 2025**.

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

Date: **Thursday 28th August 2025.**

To book your place at the event please telephone **01294 324031** or email **developmentandstrategy@north-ayrshire.gov.uk**

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.



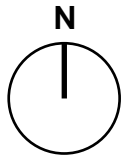
Images of site



Aerial view of site



EXISTING SITE PLAN



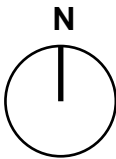
SITE AREA 6.0 ha

SITE BOUNDARY

LEGEND	
	Green open space
	Existing Dwellings
	Existing SUDS Ponds
	Existing Parks & Play Areas
	Development Site Boundaries
	New Roads being constructed for Site A & B
	Connecting Foot / cycle Paths & walking routes
	New Montgomery Park Primary School

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PROPOSED SITE PLAN



LEGEND

	New Main Road - Potential Bus Route (6m wide)
	New Residential Roads
	Driveway entrance and footpath / service strip crossing
	New Footpaths
	New Bin Lanes / Access Paths
	New Service Strip Grass topped
	New Landscaped Grass / Planted Areas
	Feature Landscaped Grass / Planted Areas at corner plots
	New Private Gardens
	New Connecting Footpaths and / or Cycle Paths
	Existing Dwellings
	Carports
	Retaining Walls
	Floor Level Step Between Blocks



SITE BOUNDARY -----

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

TOTAL NUMBERS OF EACH HOUSE TYPE

HOUSE TYPES (9)	ACCOMMODATION TYPE	No.
A	GENERAL NEEDS 2 BEDROOM / 4 PERSON	16
B	GENERAL NEEDS 2 BEDROOM / 4 PERSON	80
E	GENERAL NEEDS 3 BEDROOM / 5 PERSON	25
M	AMENITY BUNGALOW 1 BEDROOM / 2 PERSON	17
P	AMENITY BUNGALOW 2 BEDROOM / 3 PERSON	15
Q	WHEELCHAIR BUNGALOW 2 BEDROOM / 3 PERSON	19
R	WHEELCHAIR LIVING GFL 3 BEDROOM / 6 PERSON	10
T	WHEELCHAIR LIVING GFL 5 BEDROOM / 8 PERSON	4
V	WHEELCHAIR LIVING GFL 4 BEDROOM / 7 PERSON	2
TOTAL		188

PARKING PROVISION		Quantity
	Residents Parking	270
	Visitor Parking	53
TOTAL		323

SITE LAYOUT DESIGN PRINCIPLES



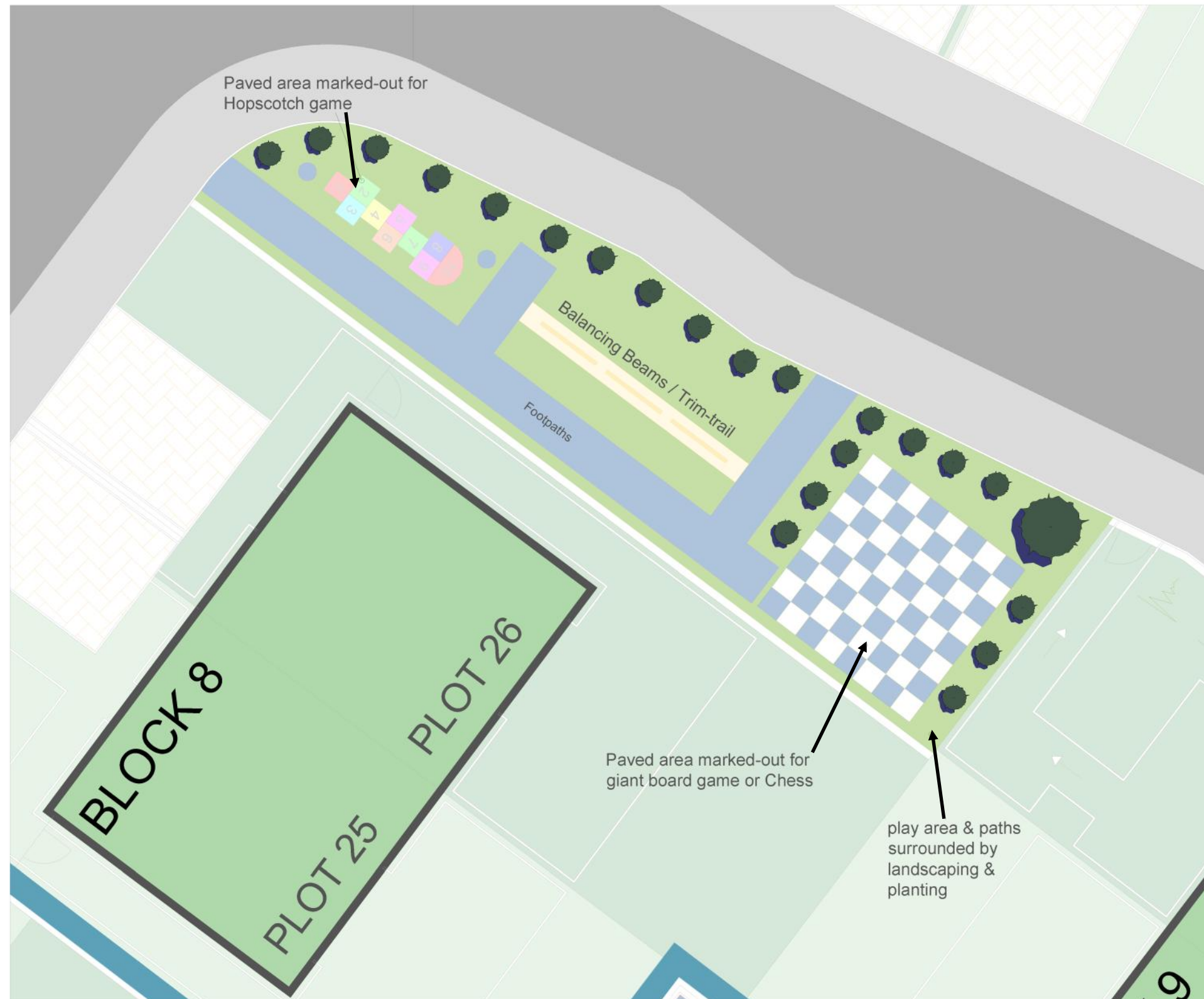
SITE BOUNDARY
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	Existing Dwellings
	Carports
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	Floor Level Step Between Blocks

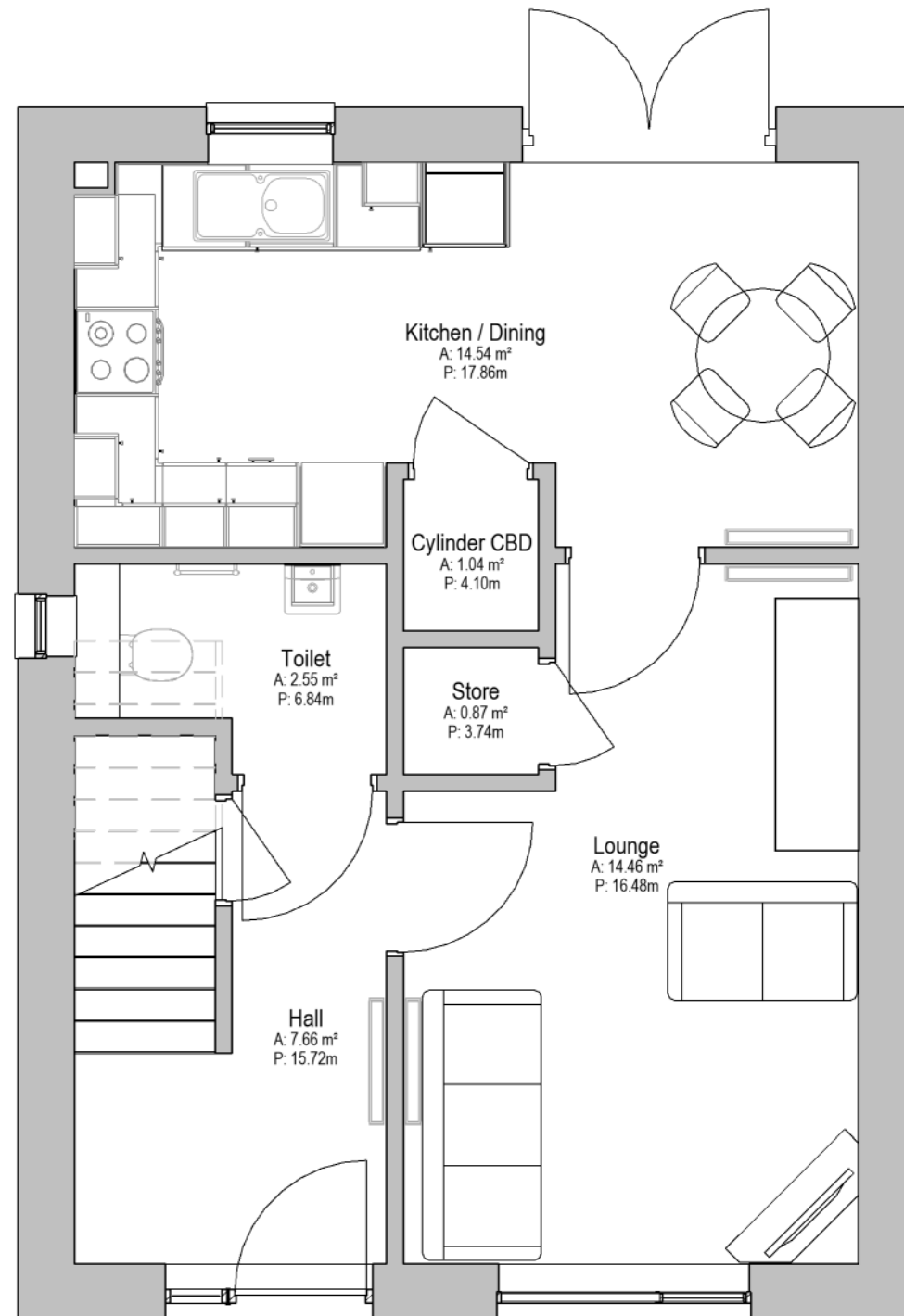


Proposed Notional Layout for Informal Play Area

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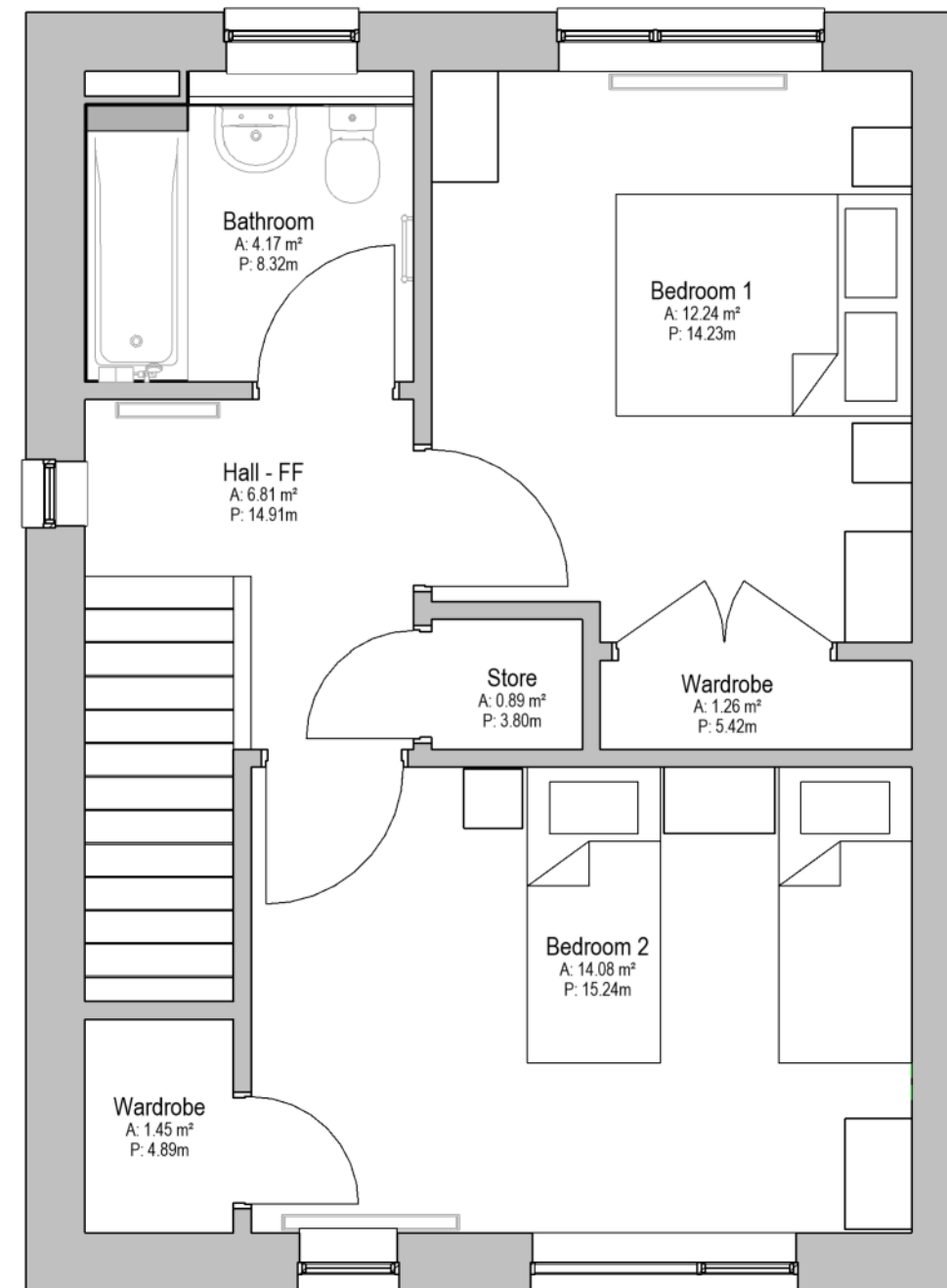
PROPOSED FLOOR PLANS — HOUSE TYPE A



GROUND FLOOR — HOUSE TYPE A

2 BED / 4 PERSON

GENERAL NEEDS



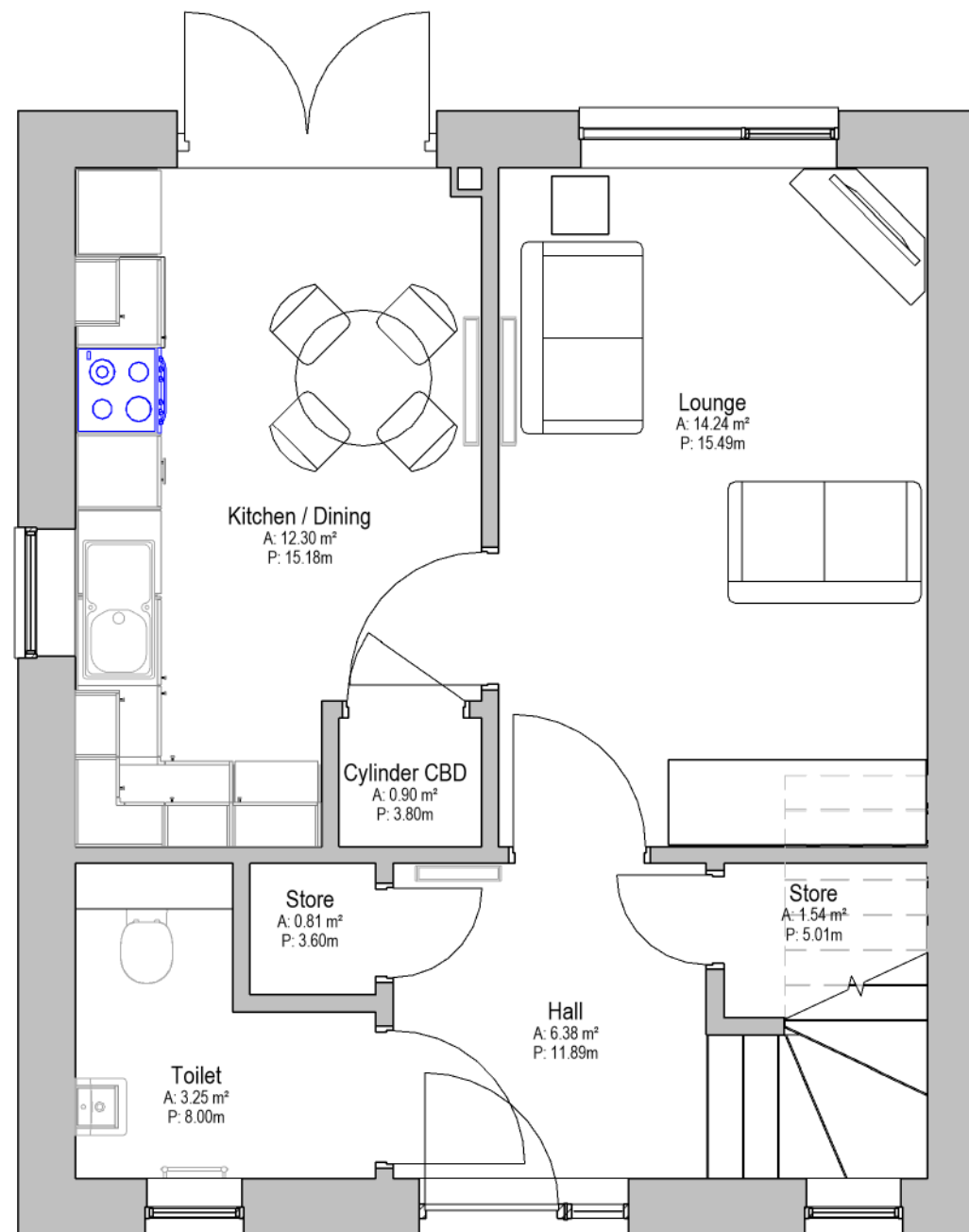
FIRST FLOOR — HOUSE TYPE A



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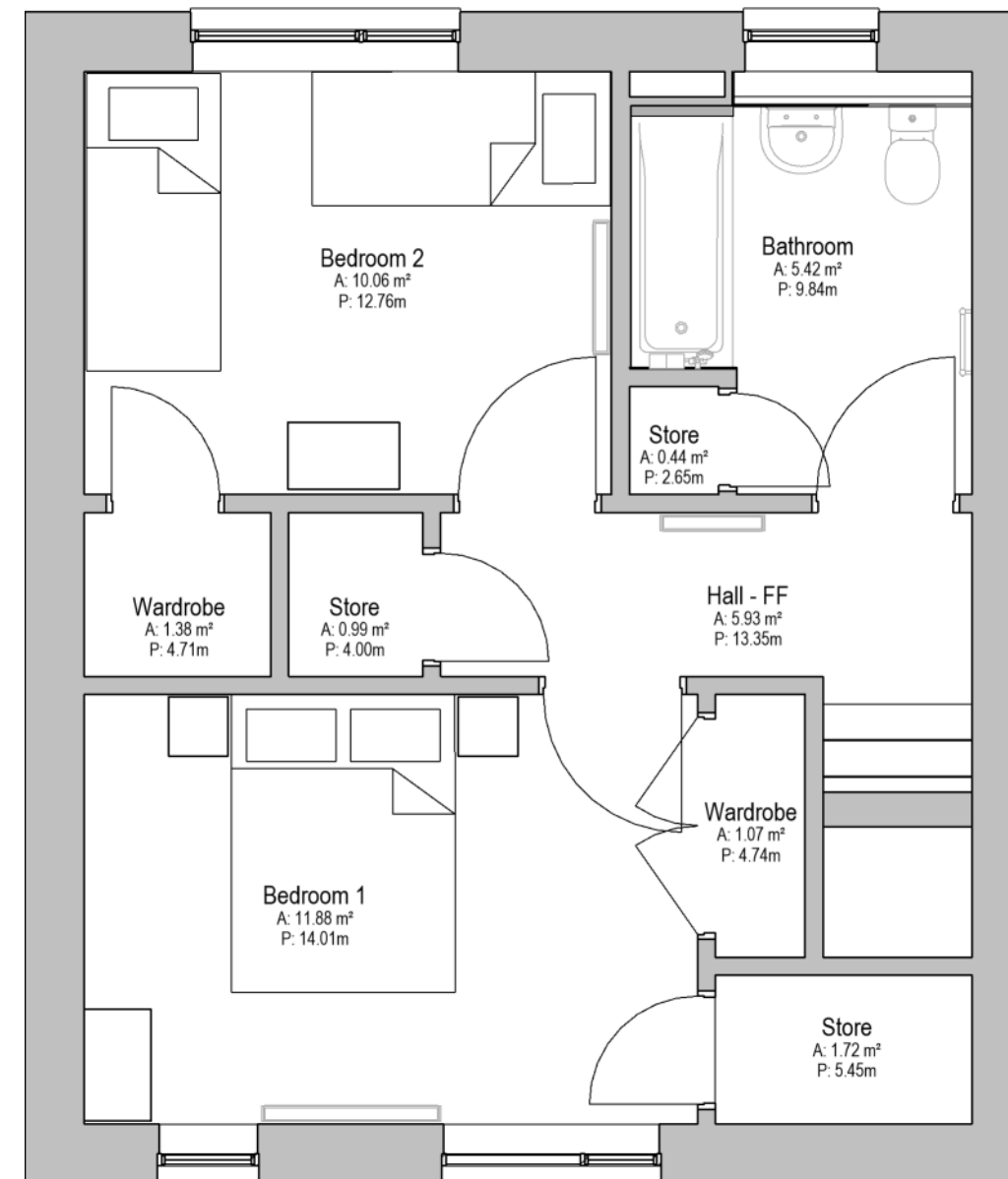
PROPOSED FLOOR PLANS — HOUSE TYPE B



GROUND FLOOR — HOUSE TYPE B

2 BED / 4 PERSON

GENERAL NEEDS



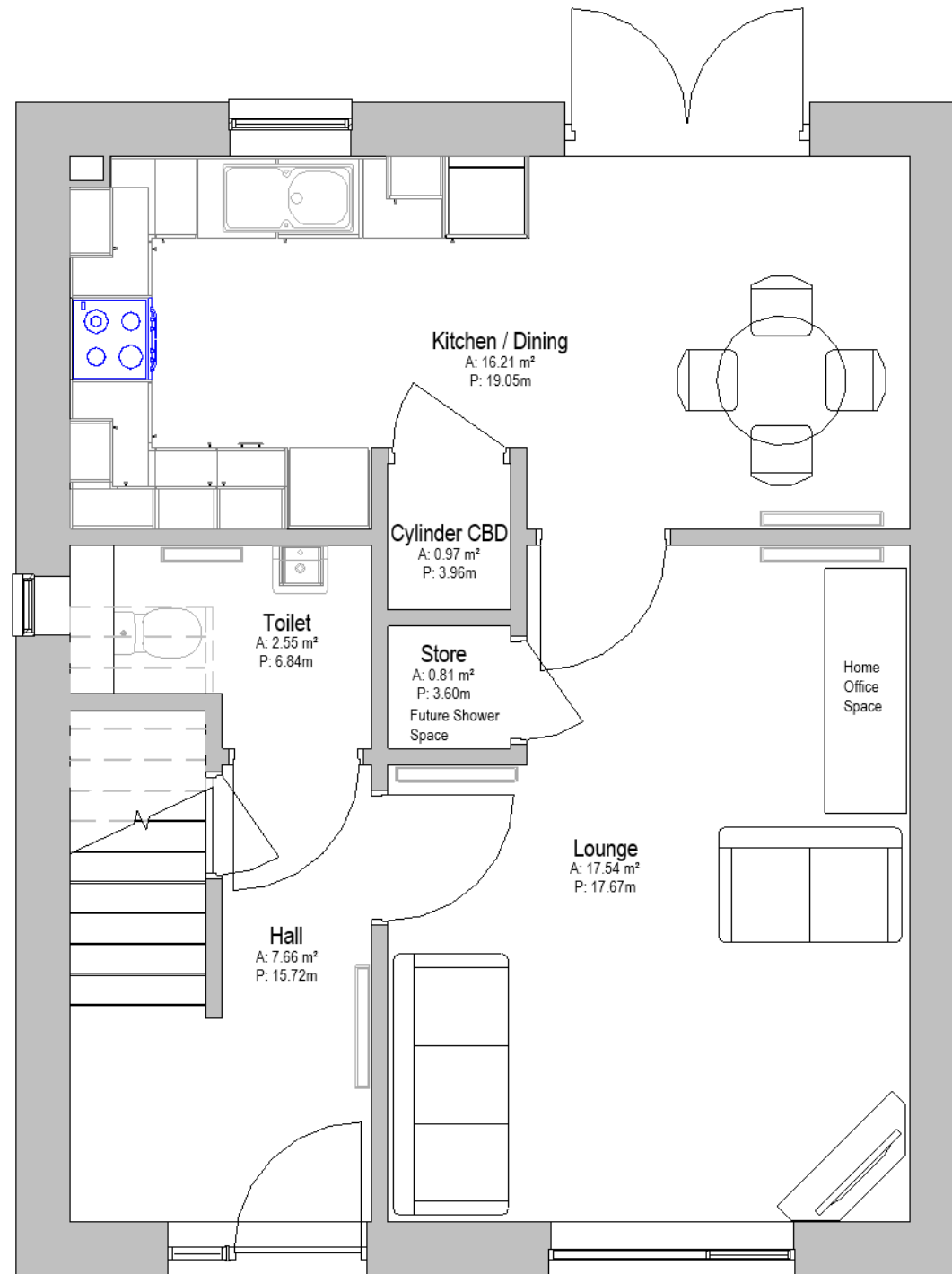
FIRST FLOOR — HOUSE TYPE B



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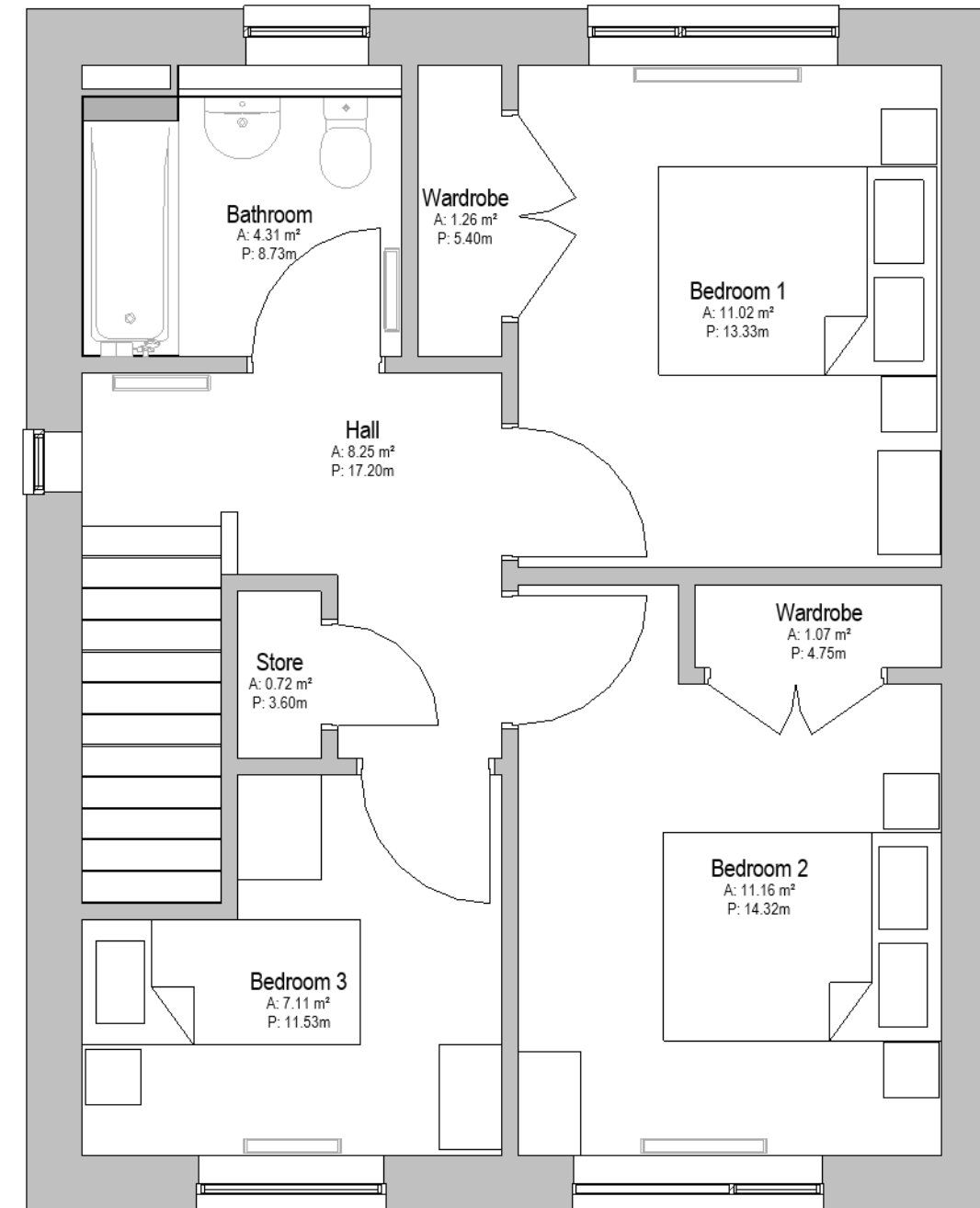
PROPOSED FLOOR PLANS — HOUSE TYPE E



GROUND FLOOR — HOUSE TYPE E

3 BED / 5 PERSON

GENERAL NEEDS

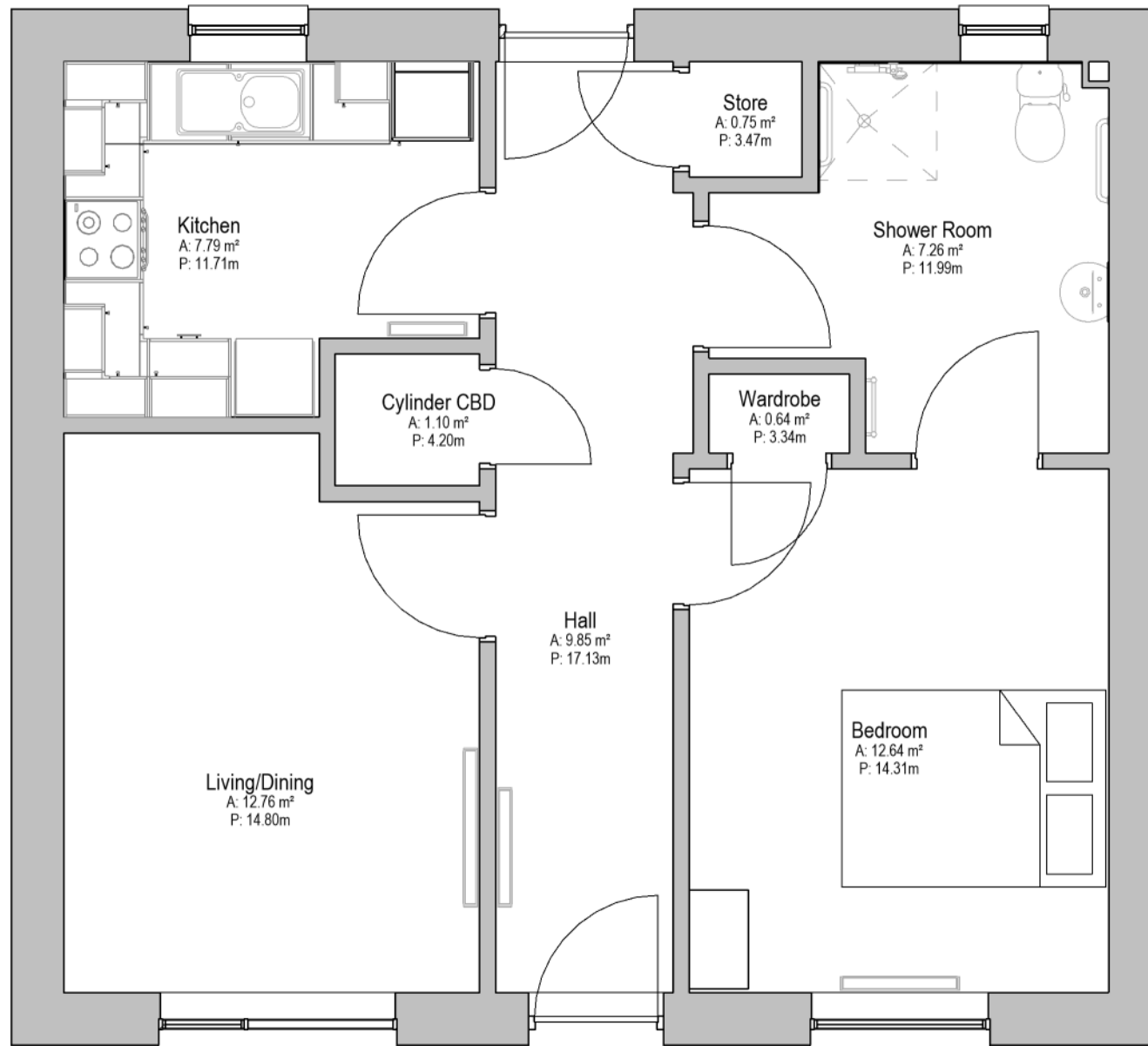


FIRST FLOOR — HOUSE TYPE E



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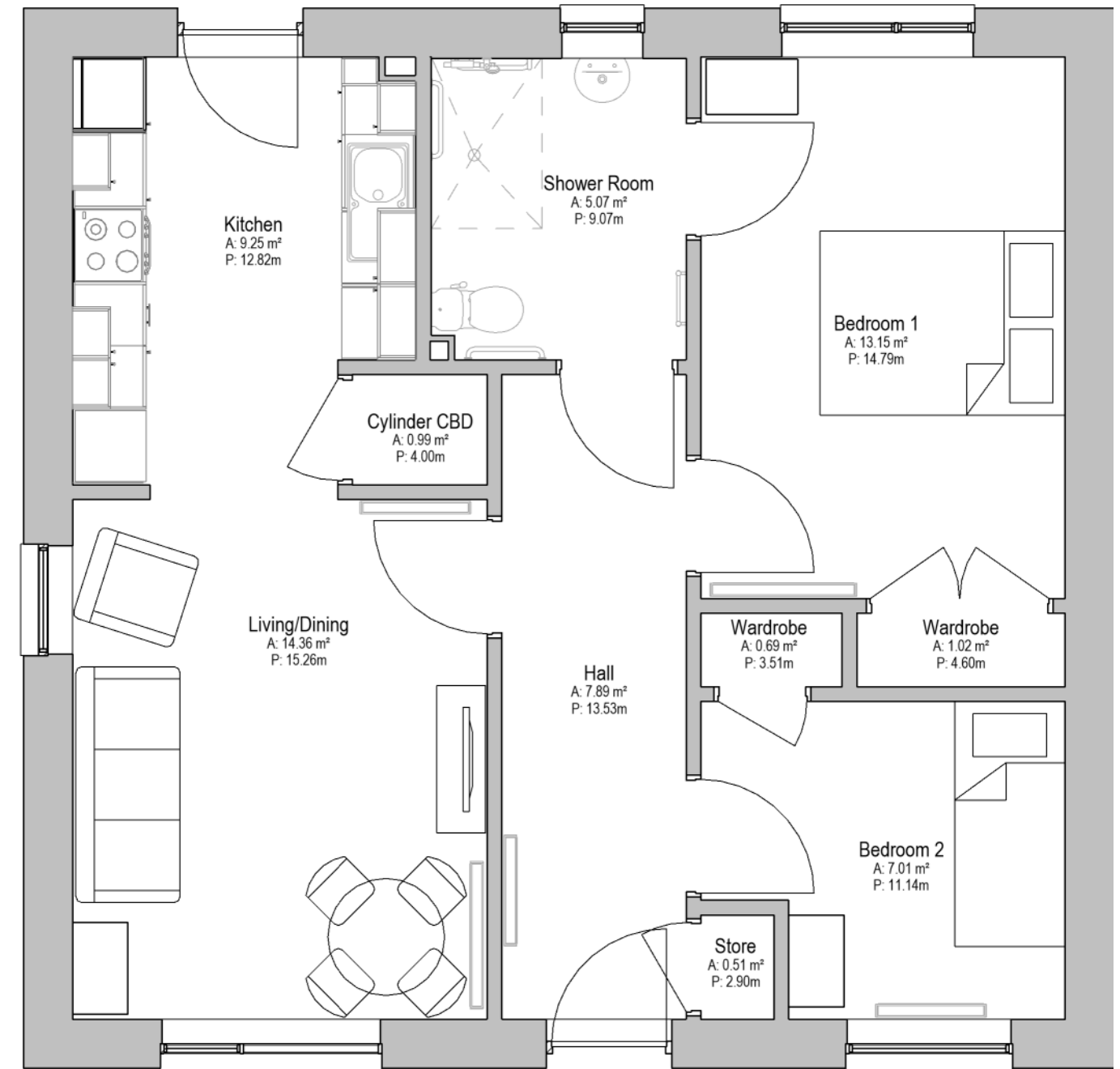
PROPOSED FLOOR PLANS — HOUSE TYPE M & P



HOUSE TYPE M

1 BED / 2 PERSON

AMENITY BUNGALOW



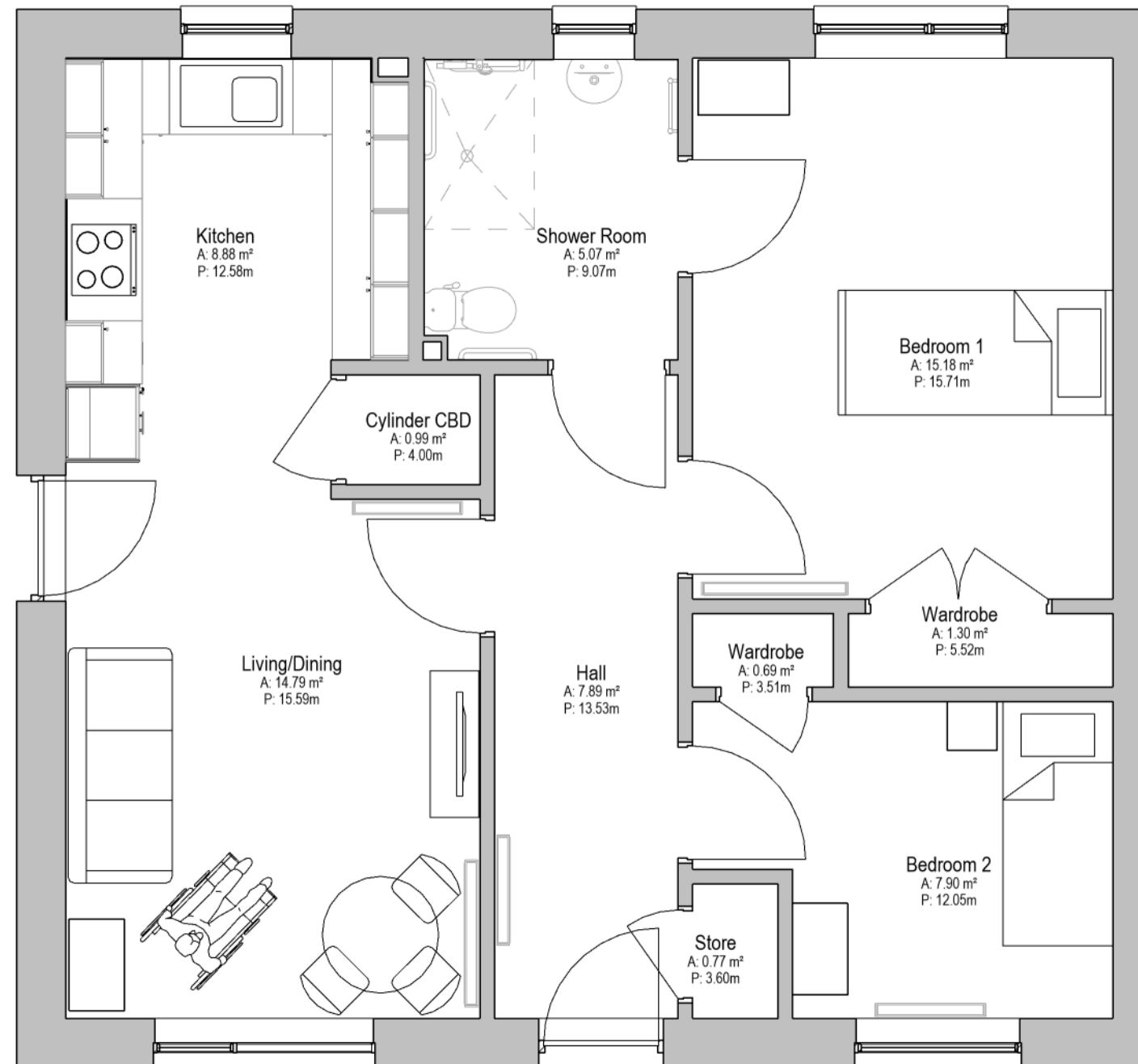
HOUSE TYPE P

2 BED / 3 PERSON

AMENITY BUNGALOW



PROPOSED FLOOR PLANS



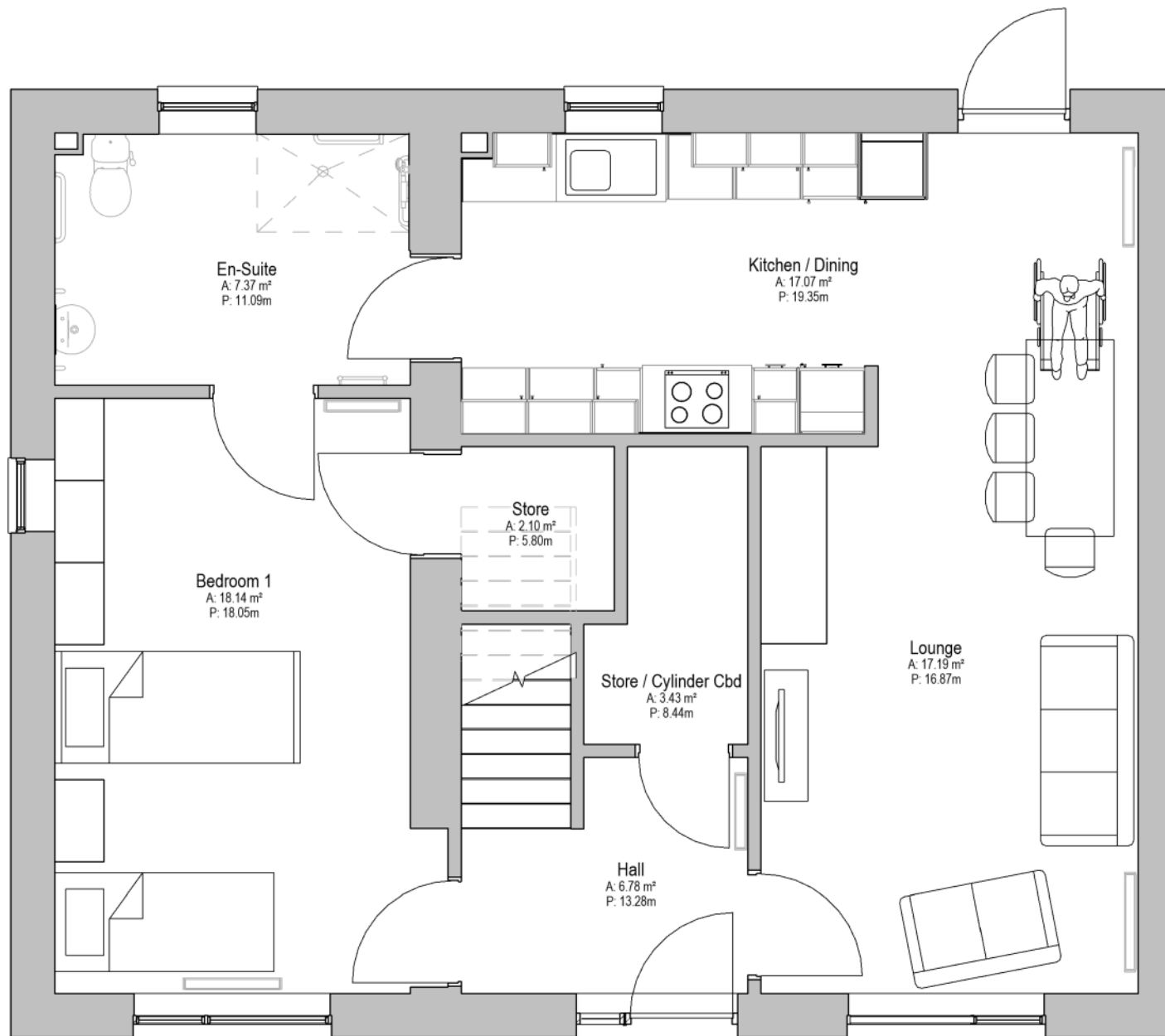
HOUSE TYPE Q

2 BED / 3 PERSON

WHEELCHAIR BUNGALOW



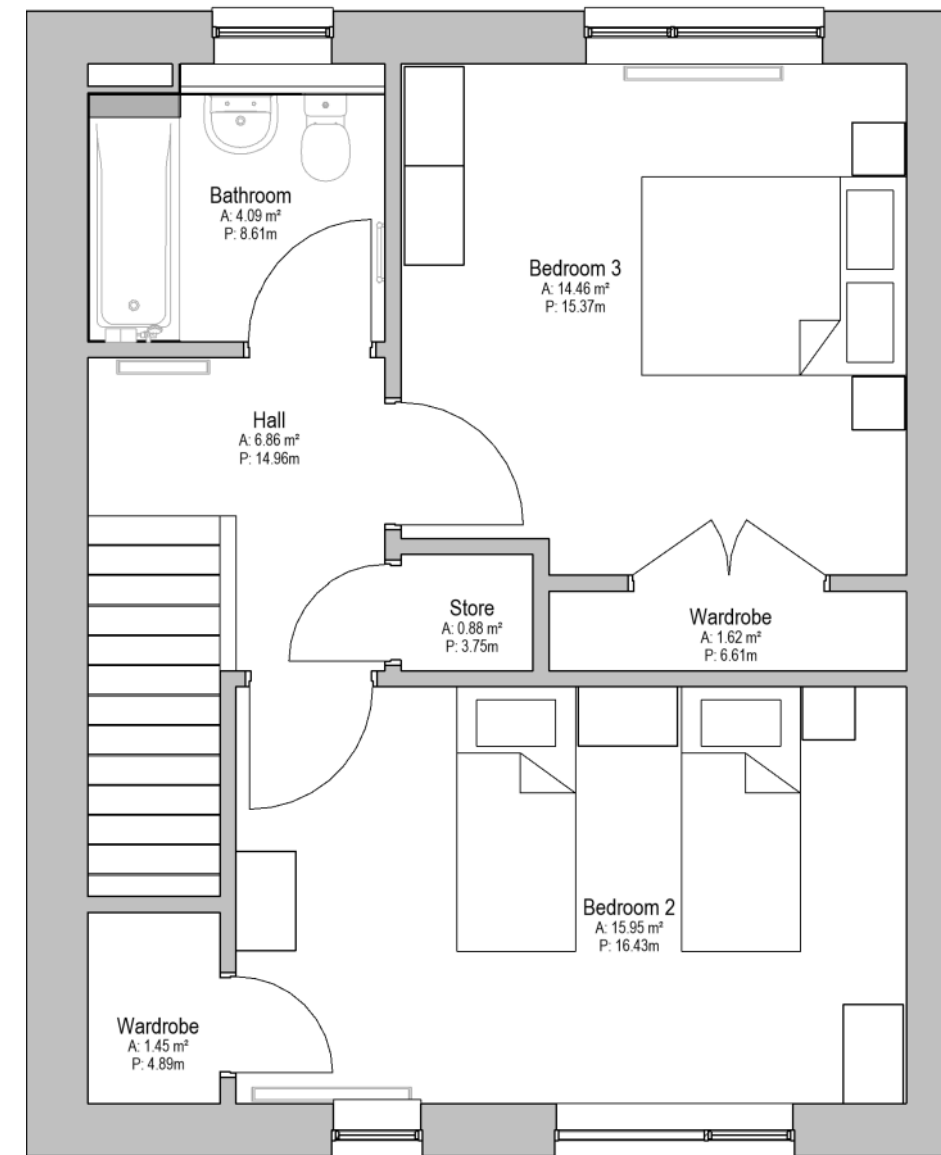
PROPOSED FLOOR PLANS — HOUSE TYPE R



GROUND FLOOR—HOUSE TYPE R

3 BED / 6 PERSON

GROUND FLOOR LIVING



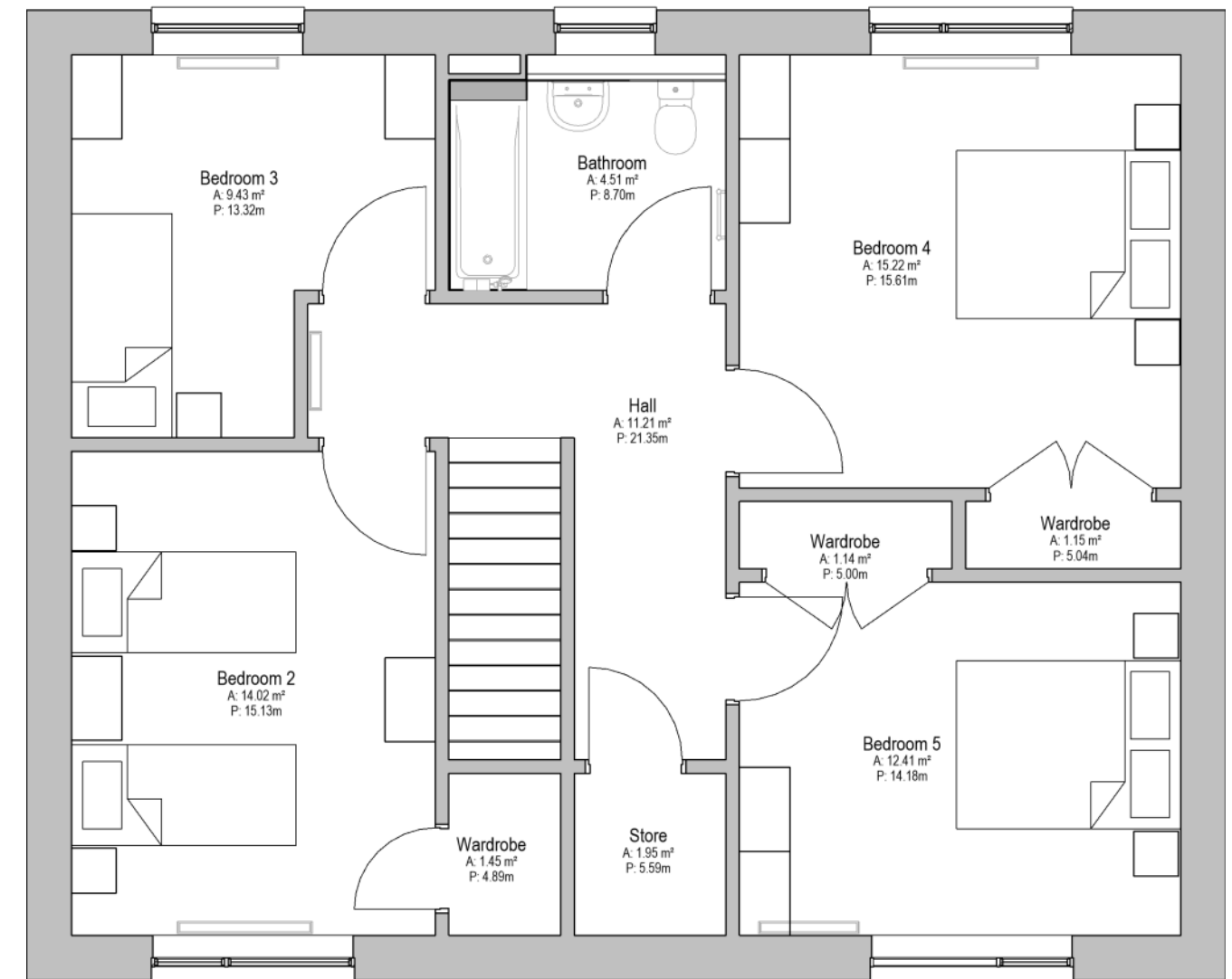
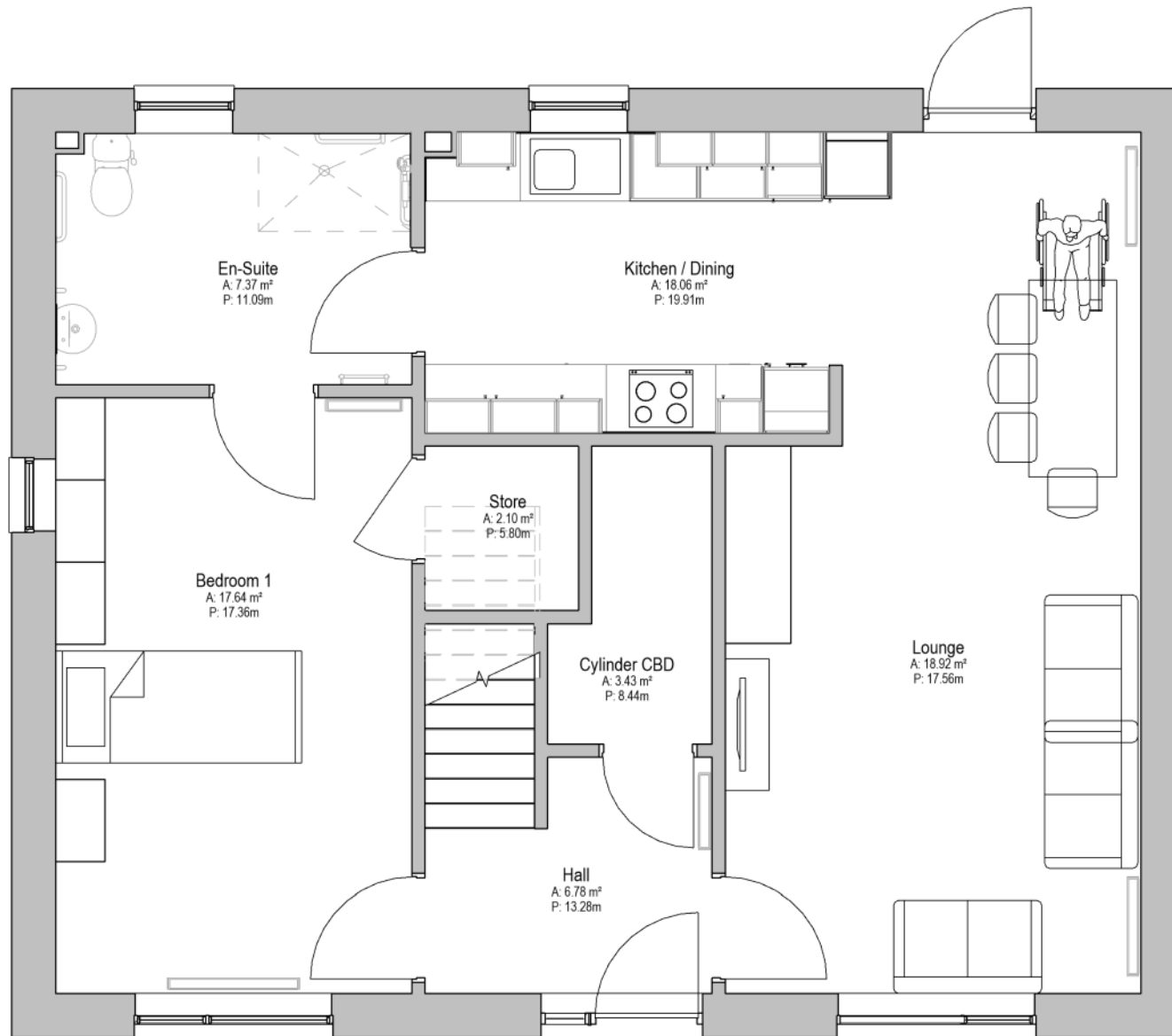
FIRST FLOOR—HOUSE TYPE R



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PROPOSED FLOOR PLANS — HOUSE TYPE T



GROUND FLOOR—HOUSE TYPE T

5 BED / 9 PERSON

GROUND FLOOR LIVING

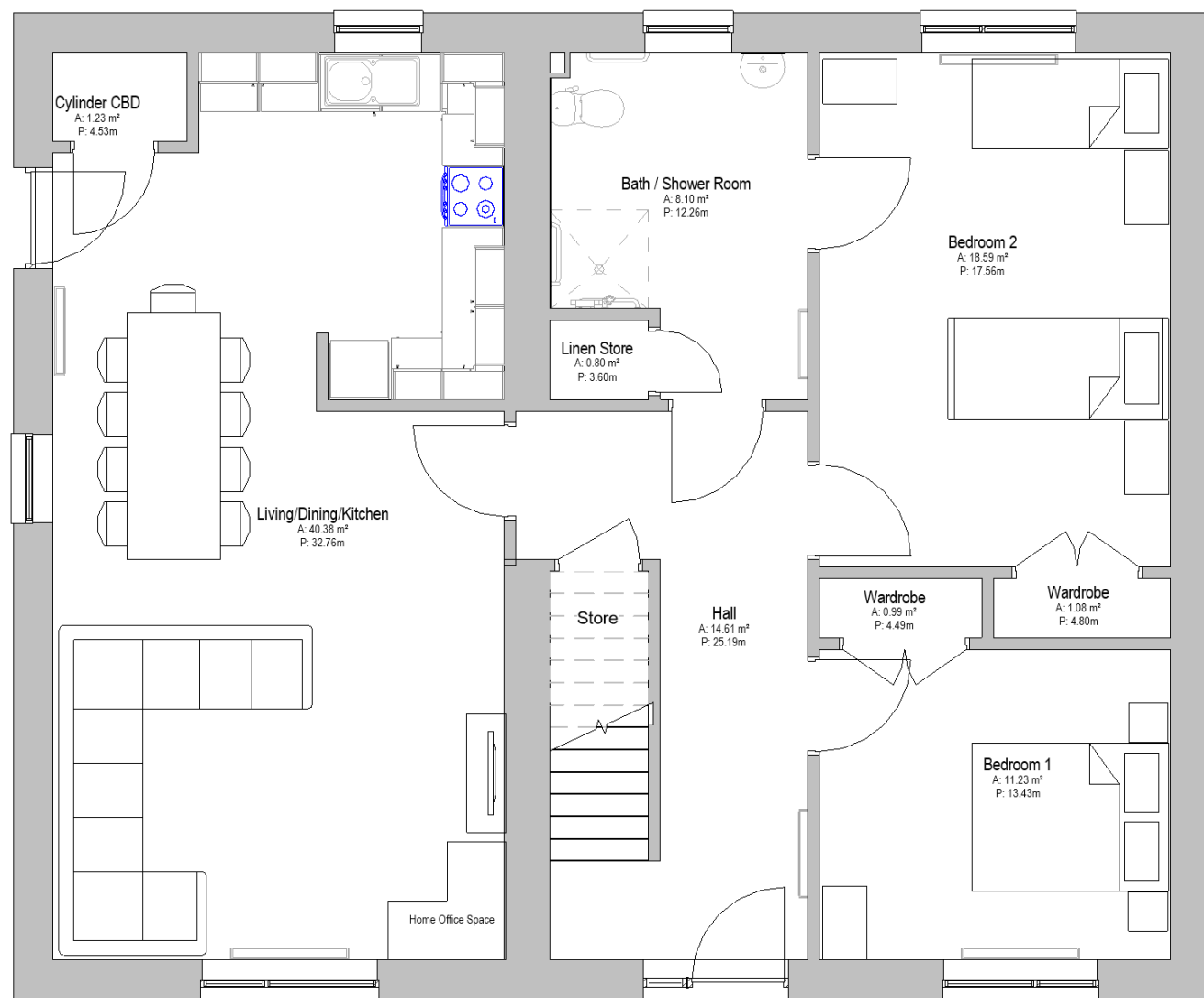
FIRST FLOOR—HOUSE TYPE T



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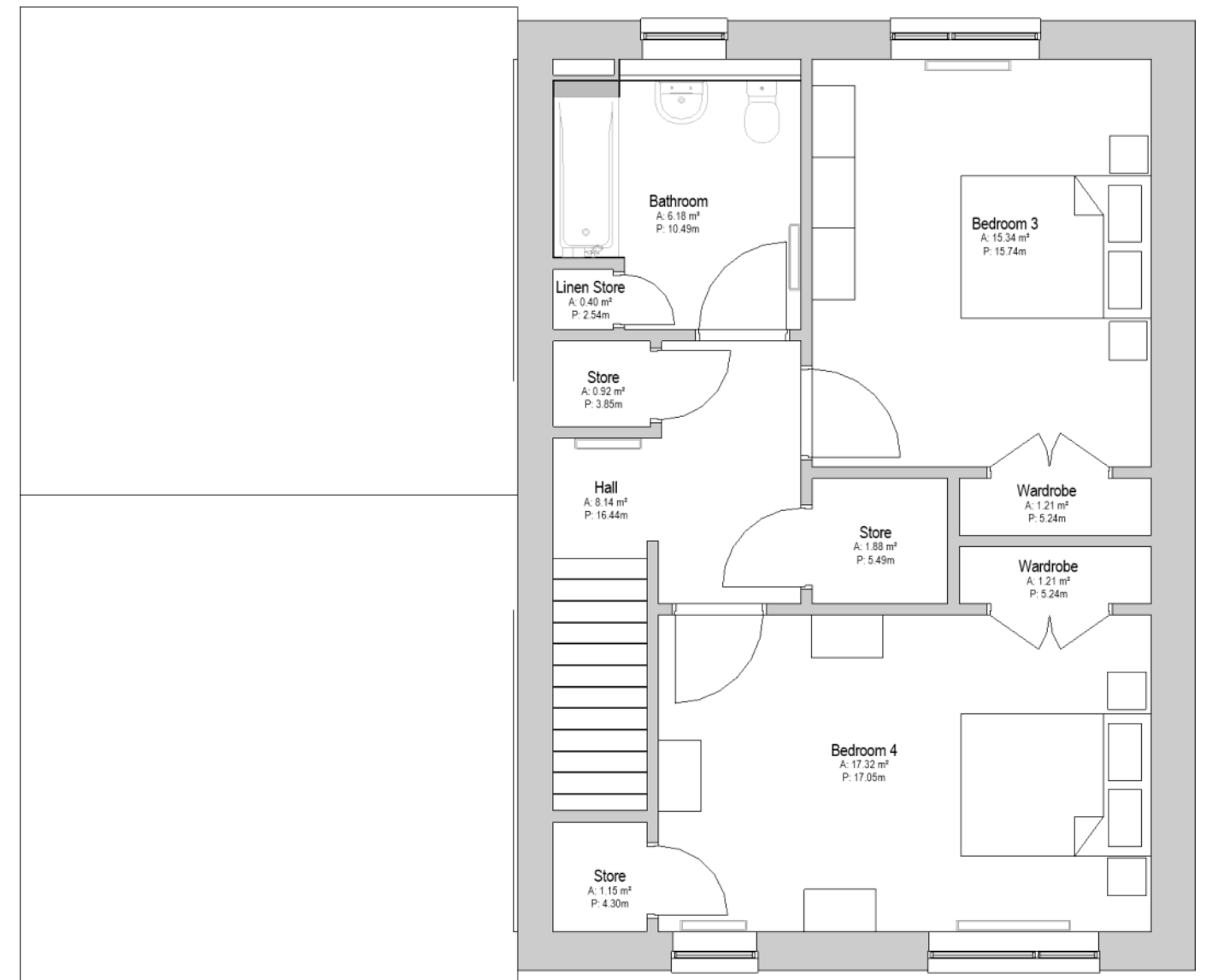
PROPOSED FLOOR PLANS — HOUSE TYPE V



GROUND FLOOR—HOUSE TYPE V

4 BED / 7 PERSON

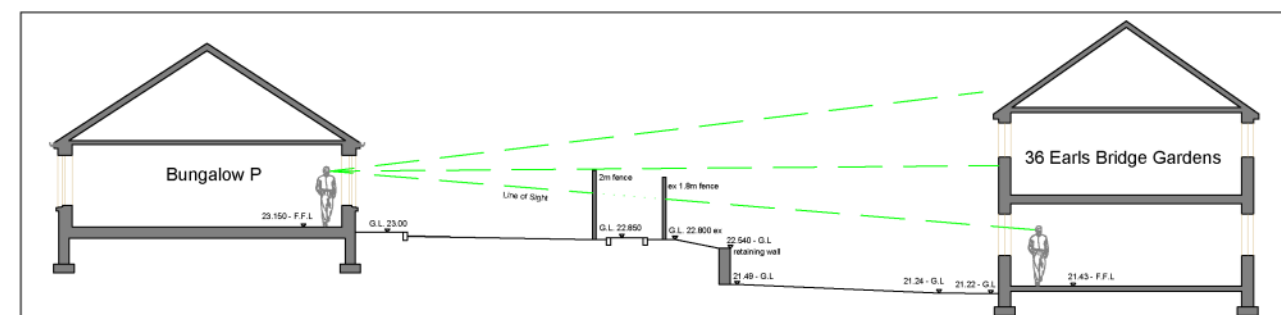
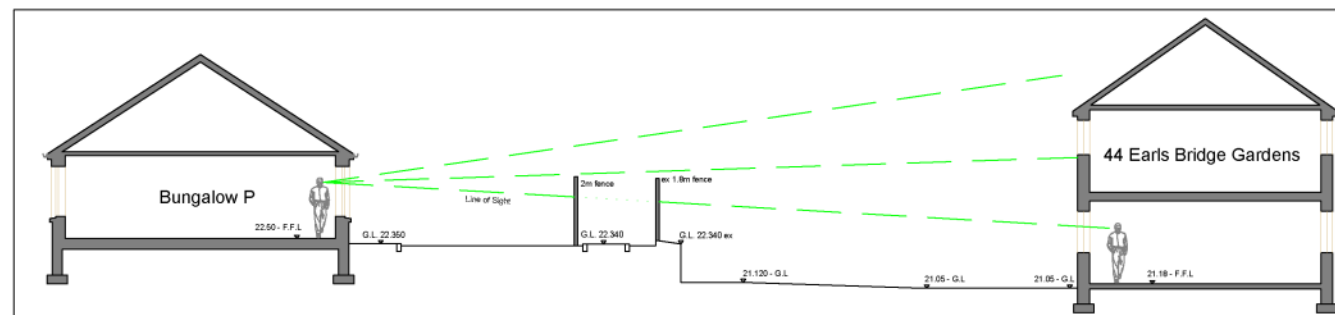
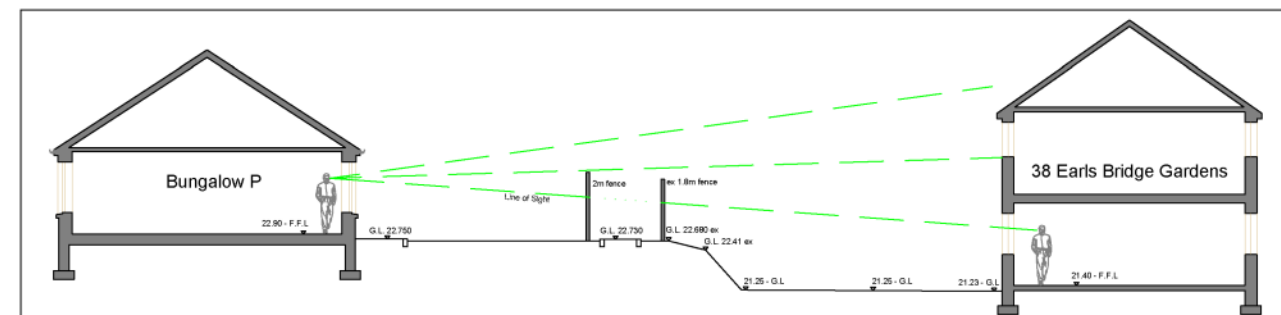
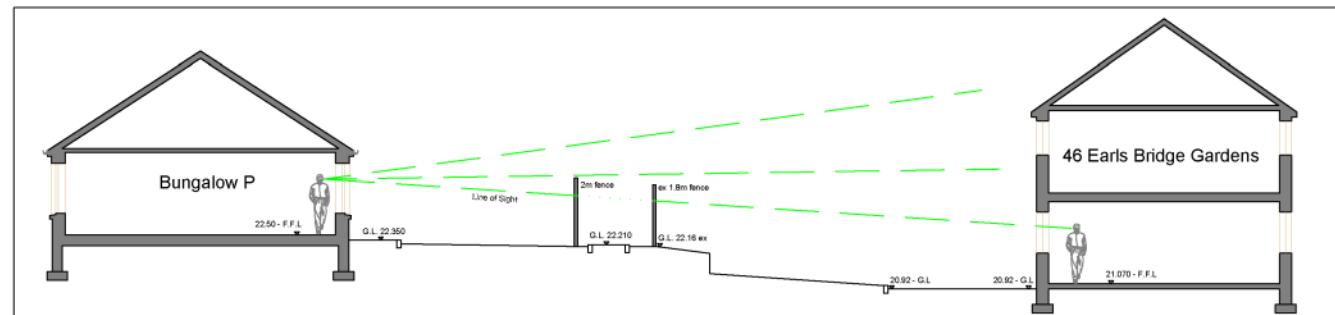
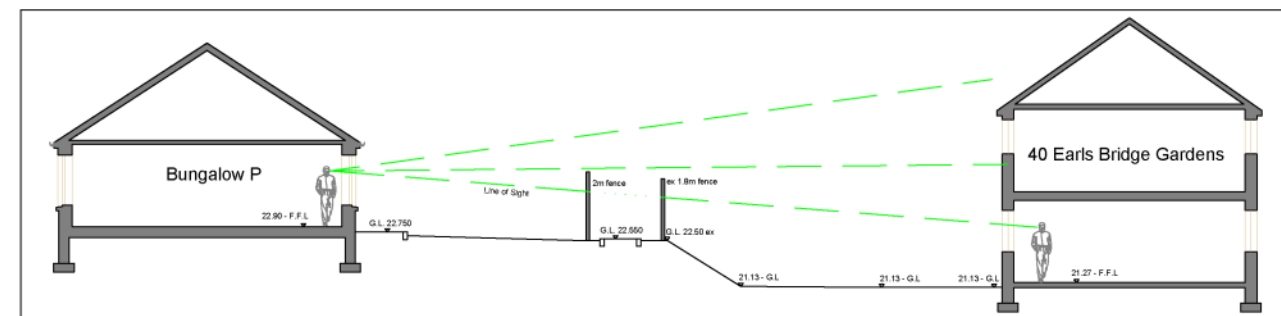
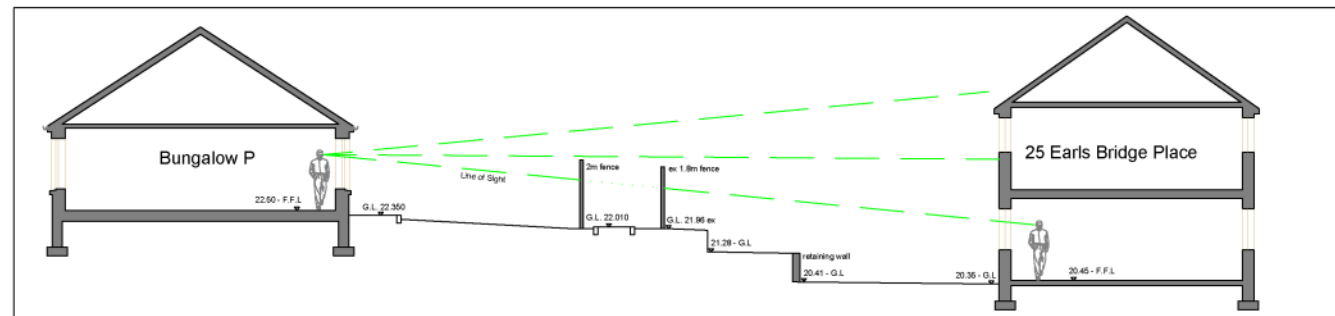
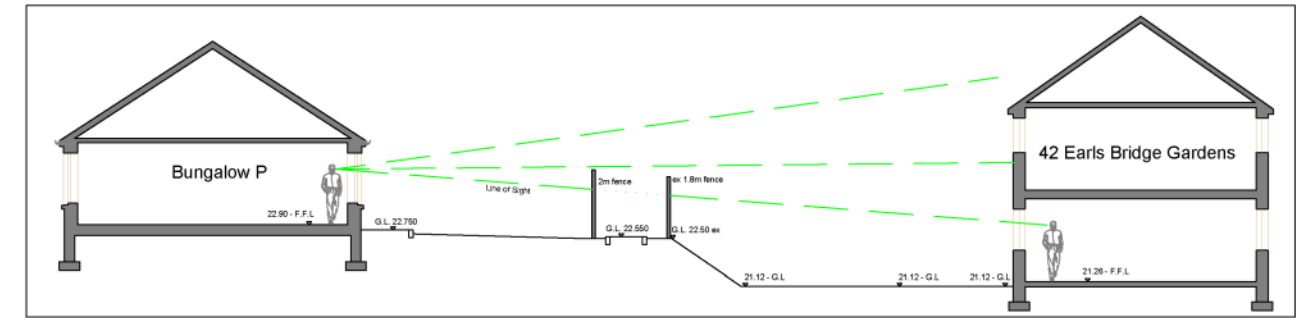
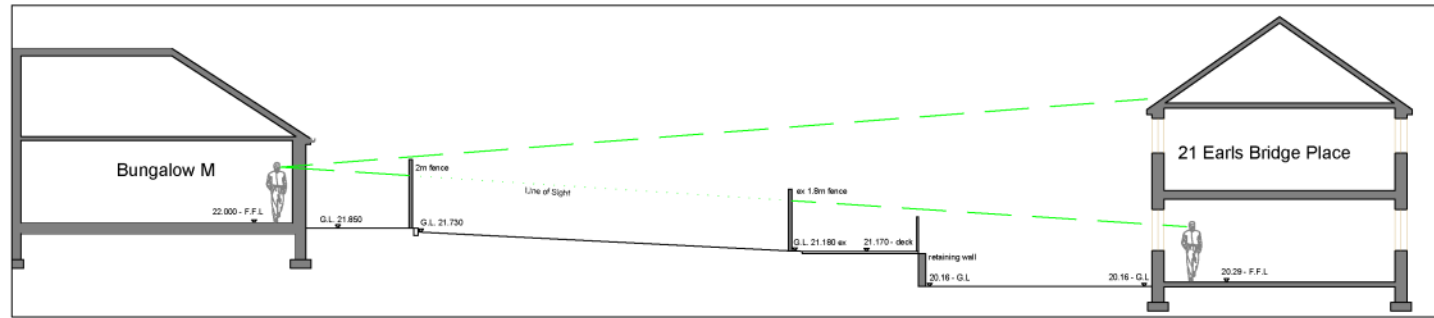
GROUND FLOOR LIVING



FIRST FLOOR—HOUSE TYPE V



SECTIONS AT EASTERN BOUNDARY DETAILING LEVEL DIFFERENCE AT NEIGHBOURING PROPERTIES



FINAL PLANS CONSULTATION

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EXAMPLES OF PROPOSED BUILT FORM AND MATERIALS



PROPOSED SEMI-DETACHED 3-BED HOMES



PROPOSED BUNGALOWS AND 5-BED HOME TERRACE

PROPOSED MATERIALS



FINAL PLANS CONSULTATION

AUGUST 2025

EXAMPLES OF PROPOSED BUILT FORM AND MATERIALS



PROPOSED SEMI-DETACHED BUNGALOWS



PROPOSED 2-BED HOME TERRACE

PROPOSED MATERIALS









FINAL PLANS CONSULTATION

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FREQUENTLY ASKED QUESTIONS

1. What is the purpose of the consultation?

To allow local residents and interested parties the chance to view the final plans for the site.

2. When will the construction works start?

It is currently anticipated that new build construction works will commence in Spring / Summer 2026 and complete in Spring / Summer 2029. 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 noise from the pumping station located on site?

There should be no noticeable noise from the pumping station, it will be designed to Sowers for Scotland's requirements which note that the night-time ambient noise level (the combined noise level from the pumping station plus the residual noise level) shall not be more than 3 dB(A) above the residual noise level (the noise level with the pumps switched off).

6. 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.

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

Parking has been maximised in the site; there are 53 visitor parking spaces included across the site and each property also has in-curtilage driveway parking.

8. Who will live in the new homes?

The site will provide 121 general needs houses, 32 amenity bungalows and 35 homes suitable for wheelchair users which will be allocated to North Ayrshire Housing Register applicants 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 throughout North Ayrshire and new housing will also be available in other localities.

Please return comments by Sunday 31st August 2025 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

