

**FINAL PLAN CONSULTATION** APRIL 2026

**INTRODUCTION**

The site is located within the Fullarton area of Irvine, on a vacant, brownfield site that was previously occupied by high-rise flats.

The former flats demolition commenced in August 2022 and works were completed in December 2023.

The site borders the River Irvine to the North, with Fullarton and Greenbank Care homes to the south-east of the site and Irvine Rivergate Shopping Centre to the north-west, with access to the site being from Fullarton Street, on the south western edge.

North Ayrshire Council is planning to build 43 new homes. The proposed new 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 online until Friday 1 May 2026.

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

**Date: Thursday 23 April 2026**

To book your place at the event please telephone 01294 324031 or email [developmentandstrategy@north-ayrshire.gov.uk](mailto:developmentandstrategy@north-ayrshire.gov.uk).



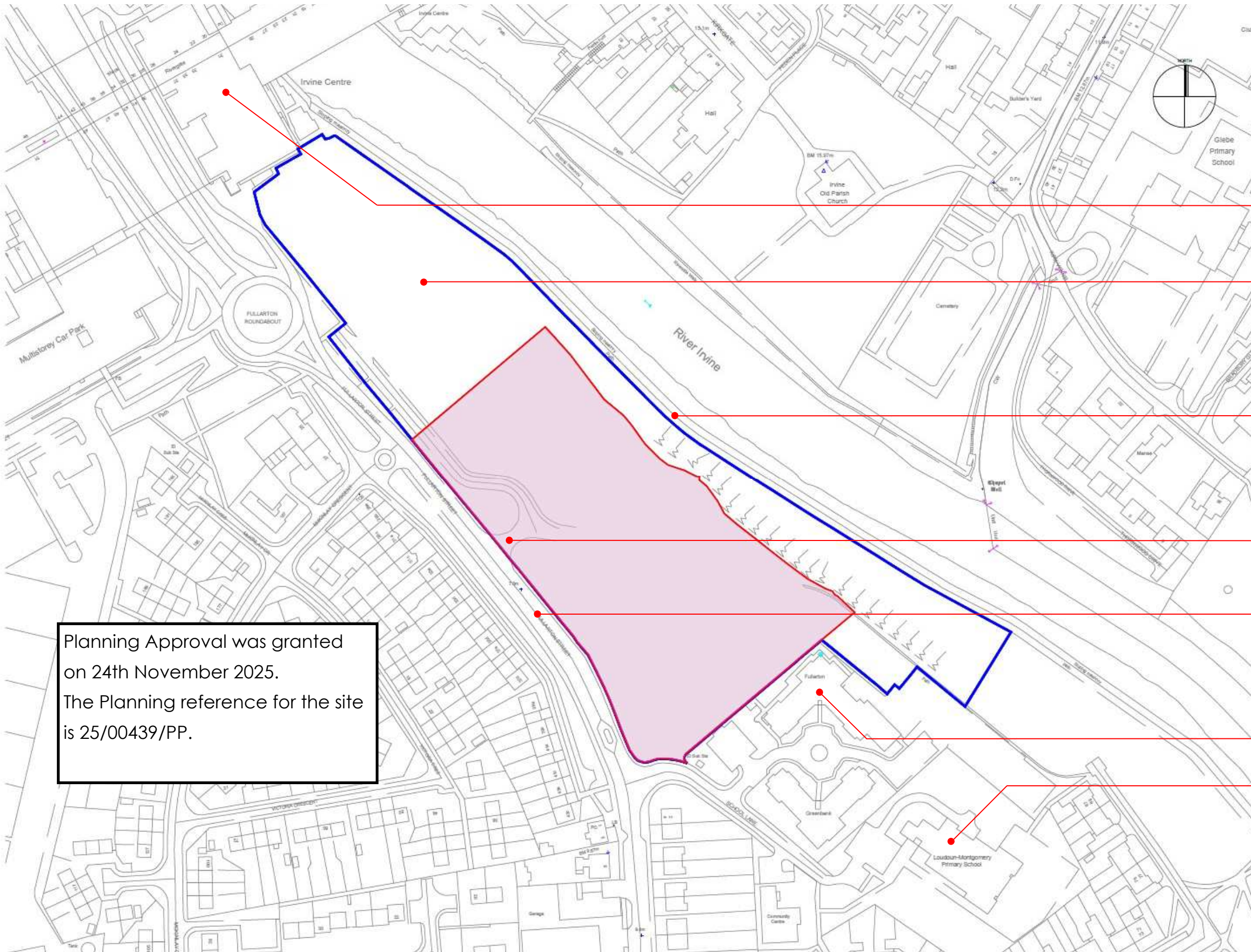
Aerial view of site

**PLANNING APPLICATION**

The Council obtained planning consent for the site on 24 November 2025.



EXISTING SITE PLAN

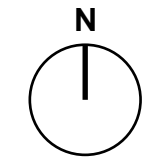


**Site Area(s):**

- **Developable Site Boundary:**  
Site Area: 1.86Ha
- **Adjoining Land in NAC Ownership:**

- Rivergate Shopping Centre
- Area of site out with proposed development boundary to be landscaped
- Existing footpath / National Cycle Route 7 along River Irvine
- Existing site access to be retained
- Vehicular access to development from Fullarton Street
- Fullarton Care Home
- Loudoun-Montgomery Primary School

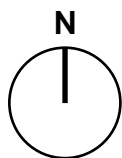
Planning Approval was granted on 24th November 2025.  
The Planning reference for the site is 25/00439/PP.



PROPOSED SITE PLAN



Site Mix Details:				
HOUSE MIX	GIFA (m2)	BEDROOMS	No. Units	Parking per plot
General Needs				
A Montlode	88.3m2	2	16	2
B Hulerhist	84.7m2	2	20	2
Wheelchair - Liveable				
R Ladyland	126.7m2	3	2	2
T Clonbeith	155.8m2	5	1	2
Amenity Bungalow				
P Ardoch	63.9m2	2	4	1
<b>Total</b>			<b>43</b>	<b>82</b>
Parking Allocation				
Allocated Parking				82
Visitor Parking				12
<b>Total</b>				<b>94</b>



SITE LAYOUT DESIGN PRINCIPLES



**Legend:**

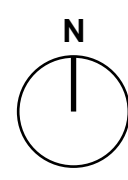
- Developable Site Boundary
- - - - - Main Access to Site (utilising existing access)
- ^ ^ ^ Strong Frontage onto Fullarton Street and / or River Irvine
- - - - - Dual Frontage (includes additional gable elevation treatments)

The development has been designed to maximise the street frontage to Fullarton Street and riverside views. To create a welcoming environment with safe public and private spaces.

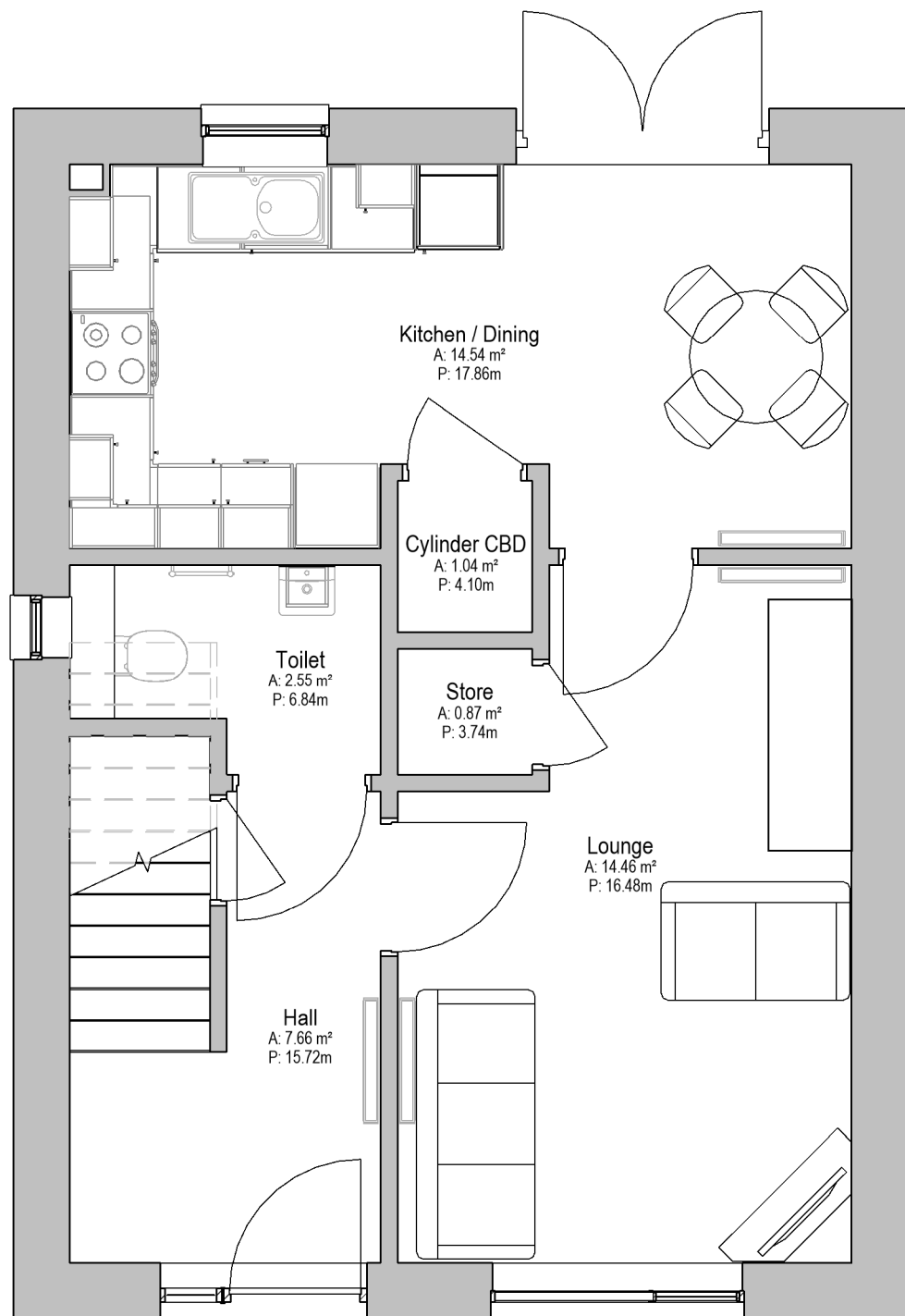
The site has homes located along the River Irvine frontage to maximise views towards the river.

It will create a community with a distinct welcoming identity that utilises the positive aspects of the site, with street frontages, riverside views and provides a safe, inclusive environment.

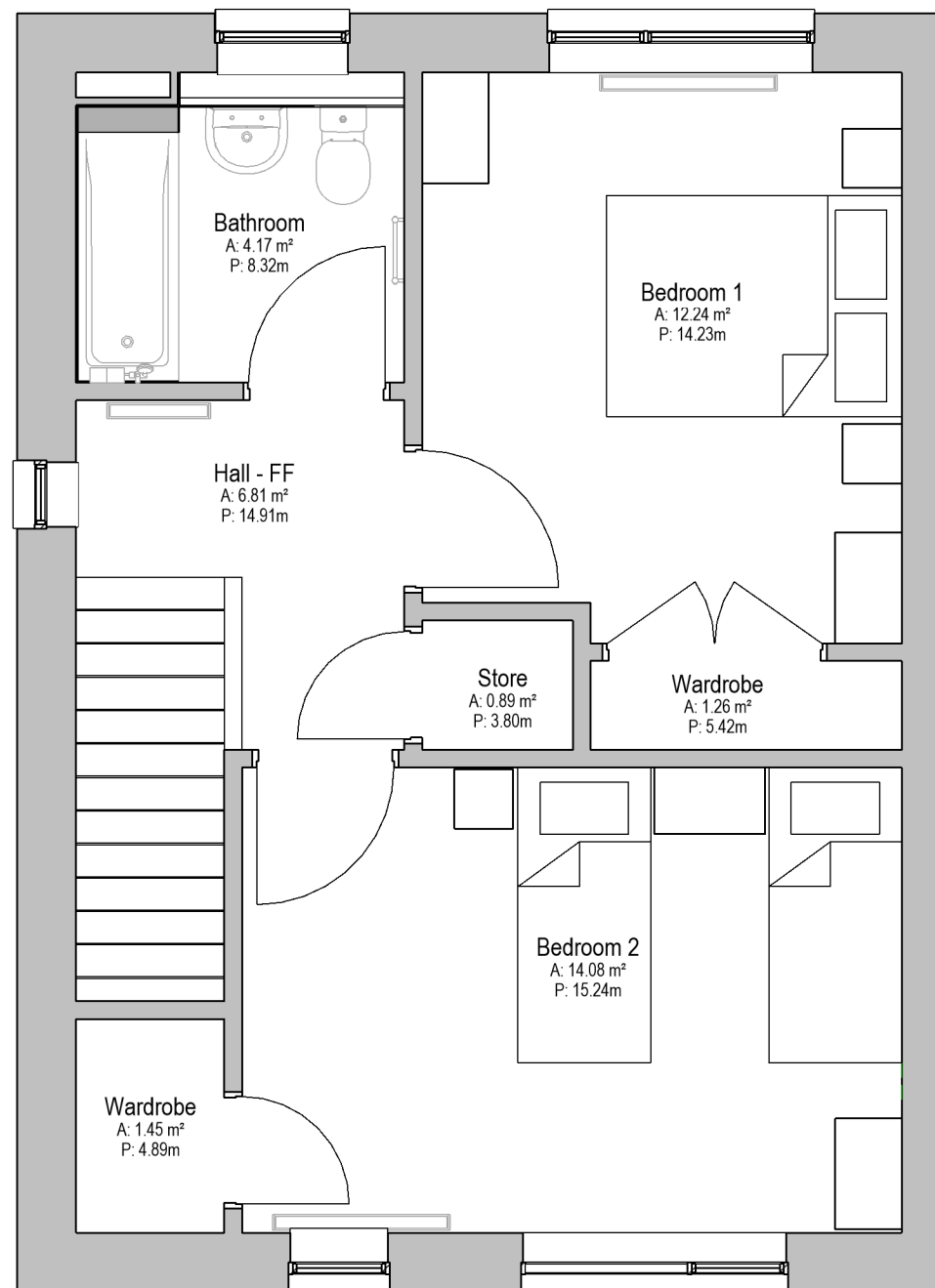
Public cycle routes that link the riverside and the town will be accommodated through the site, to provide active travel choices.



PROPOSED FLOOR PLANS - HOUSE TYPE A



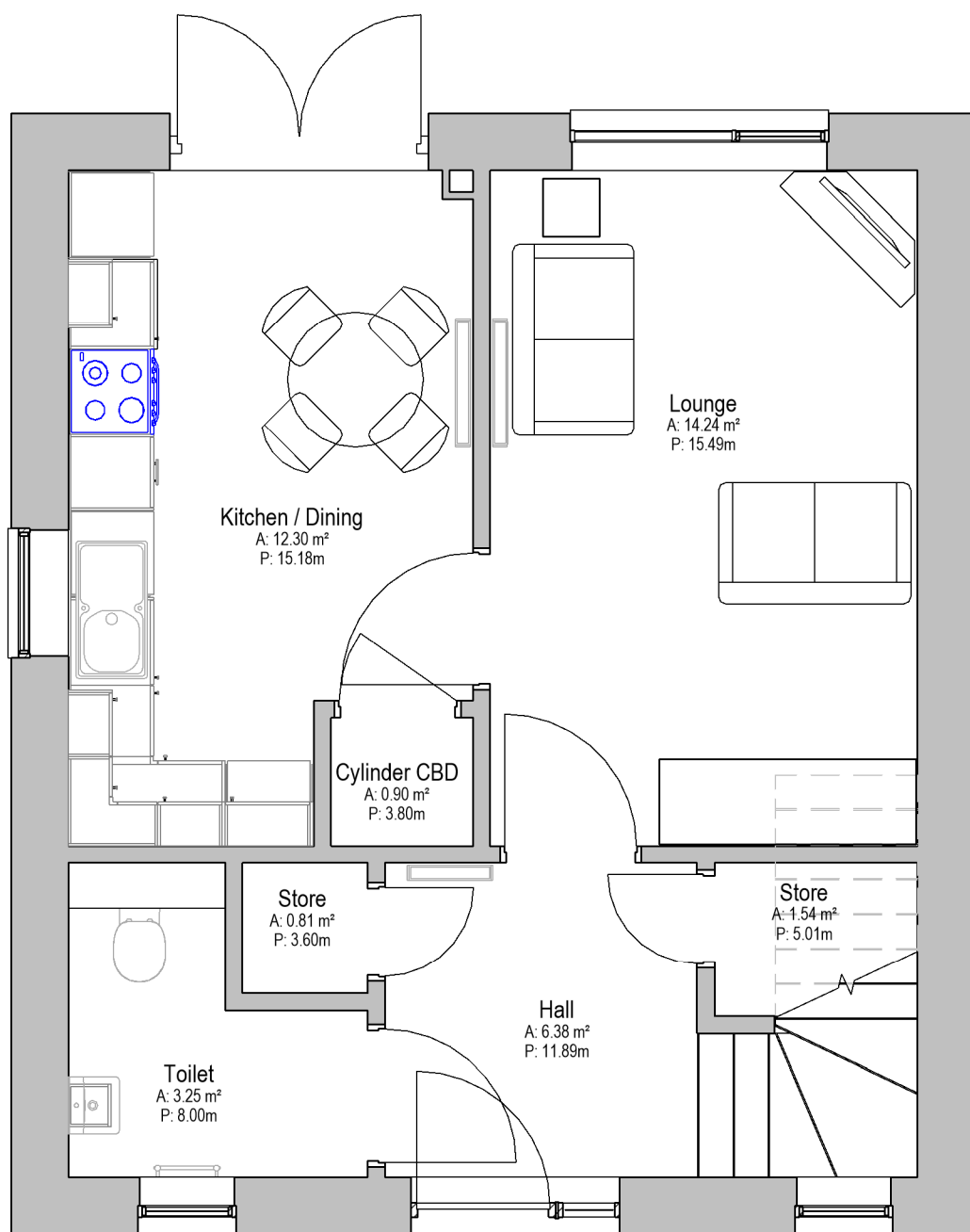
GROUND FLOOR  
2 BED / 4 PERSON  
GENERAL NEEDS



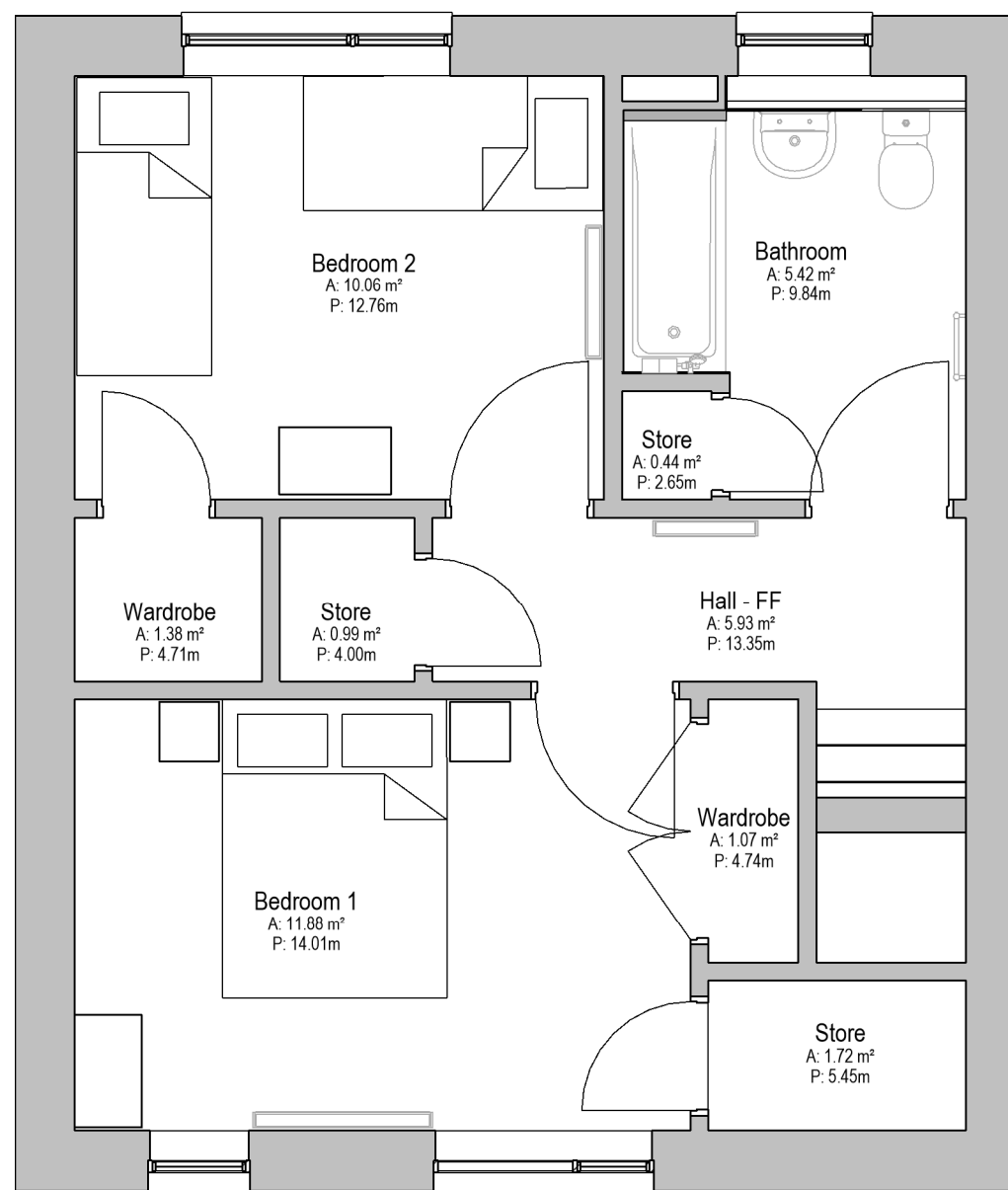
FIRST FLOOR  
2 BED / 4 PERSON  
GENERAL NEEDS



PROPOSED FLOOR PLANS - HOUSE TYPE B



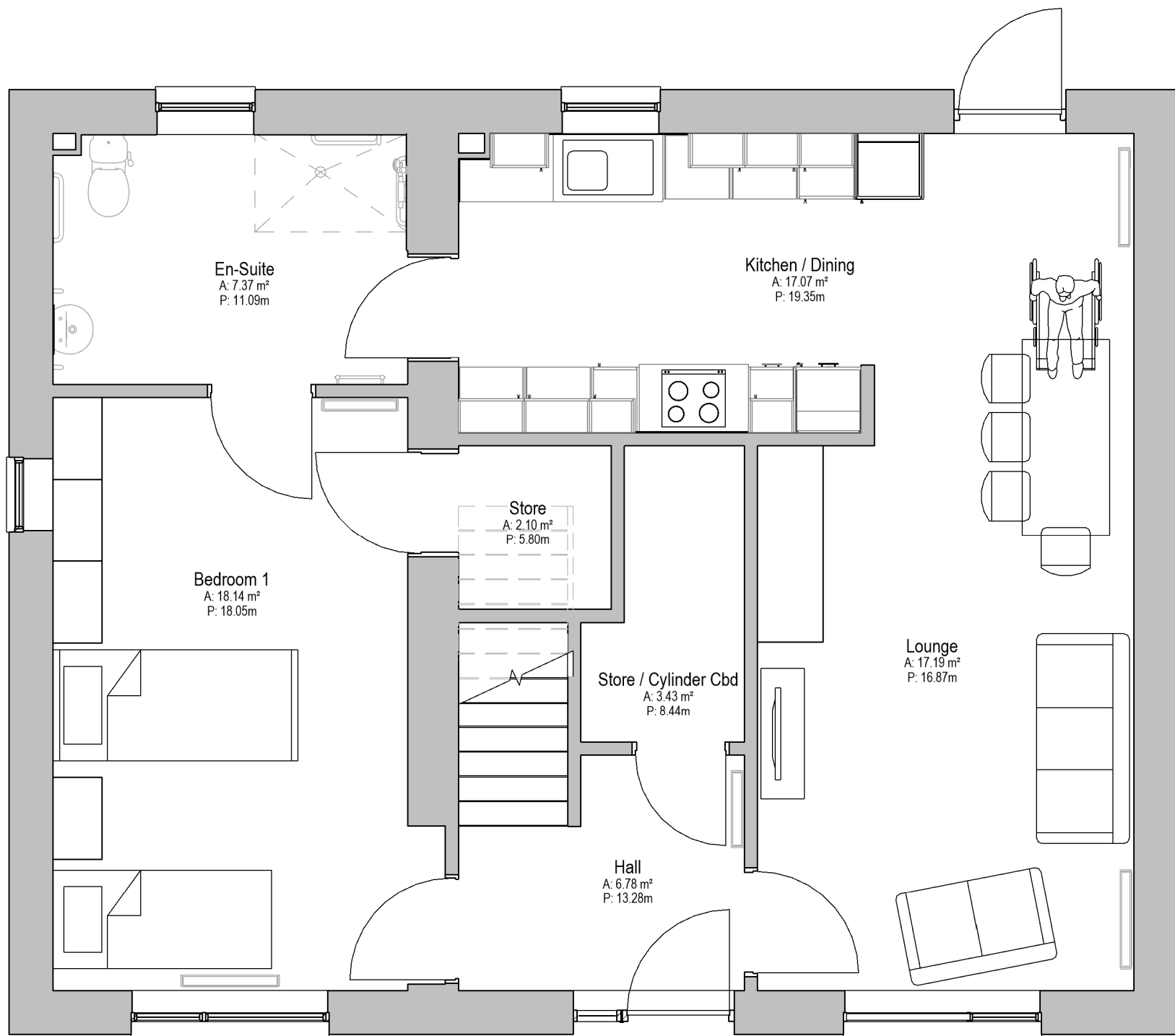
GROUND FLOOR  
2 BED / 4 PERSON  
GENERAL NEEDS



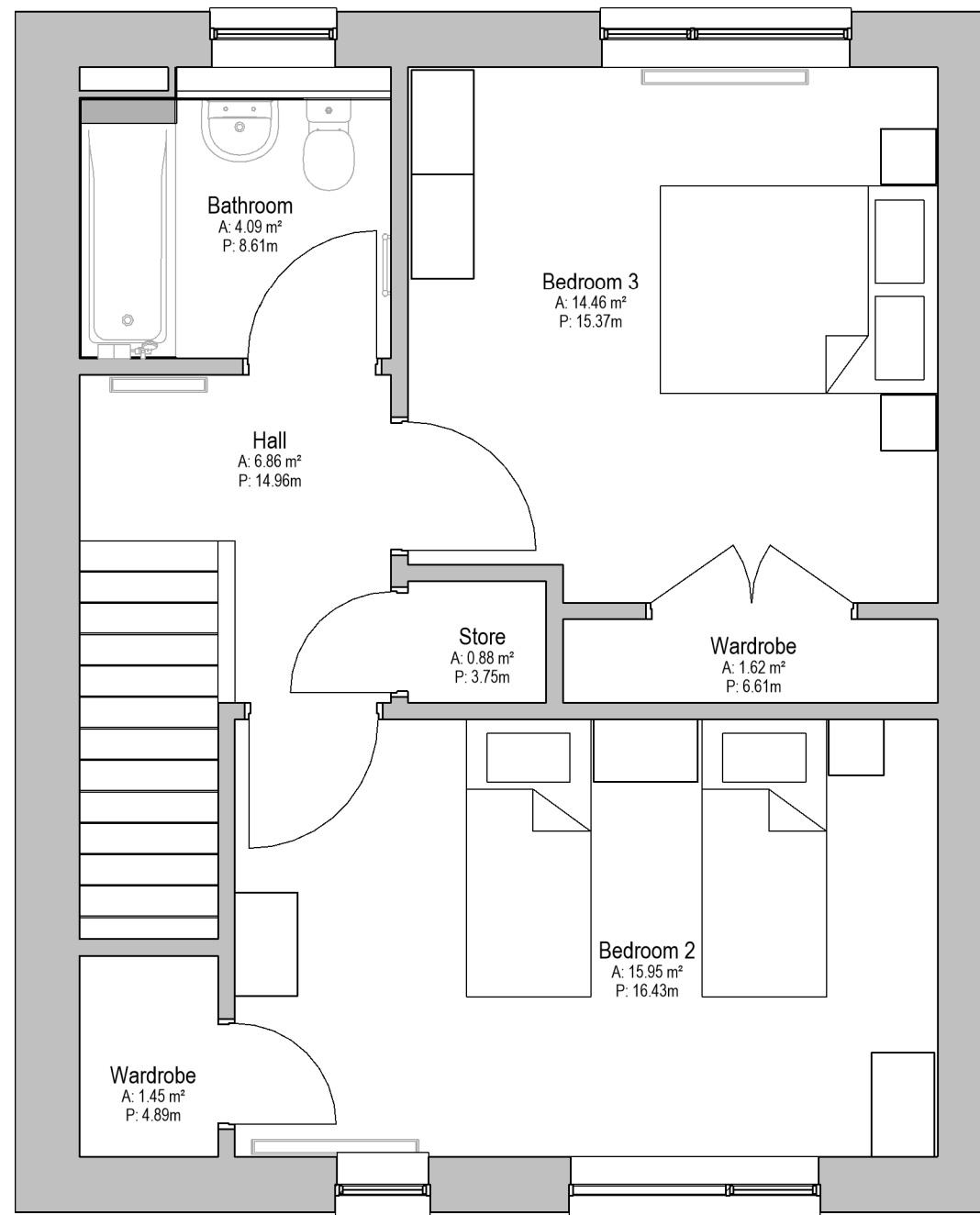
FIRST FLOOR  
2 BED / 4 PERSON  
GENERAL NEEDS



PROPOSED FLOOR PLANS - HOUSE TYPE R



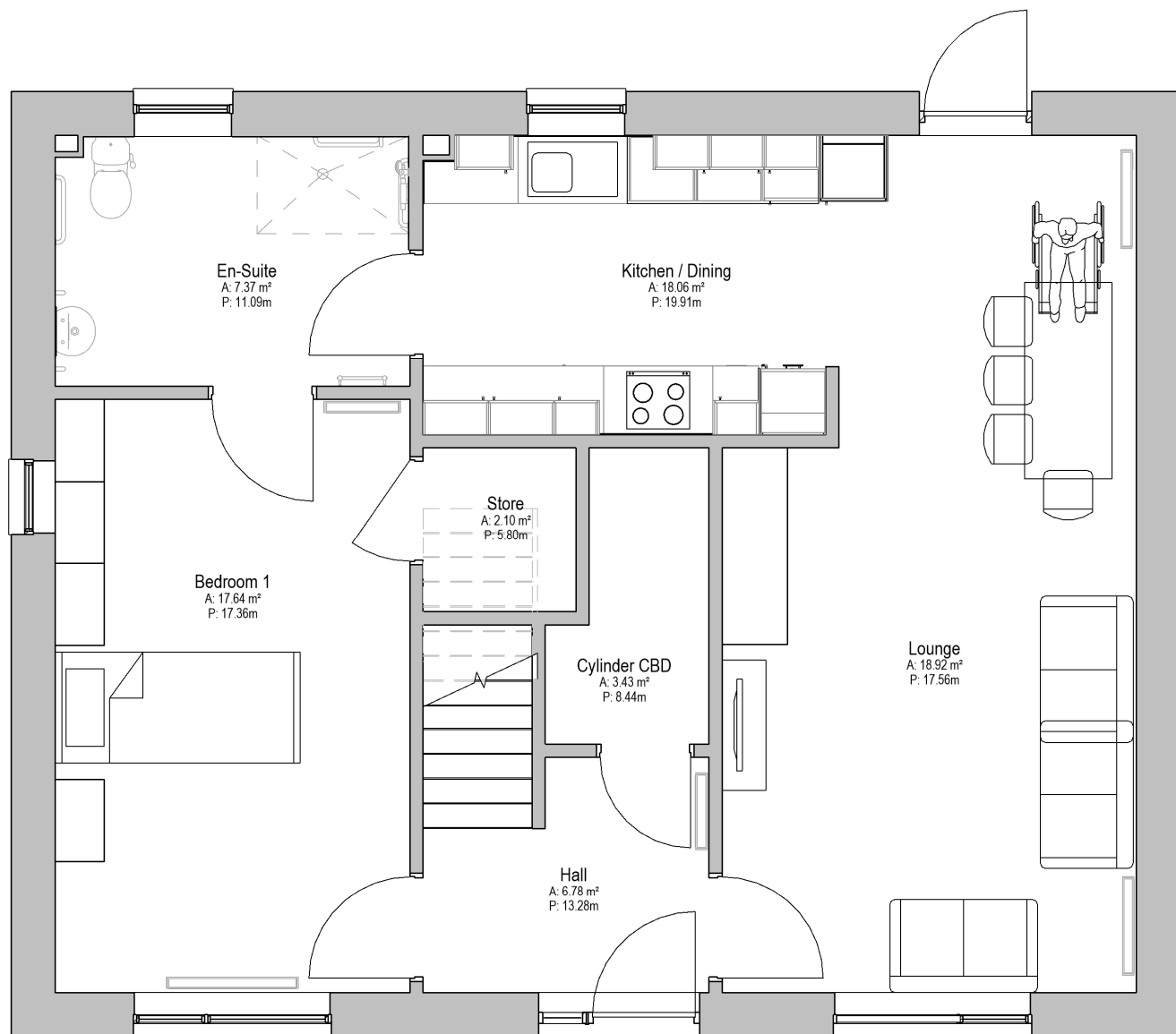
GROUND FLOOR  
3 BED / 6 PERSON  
GROUND FLOOR LIVING



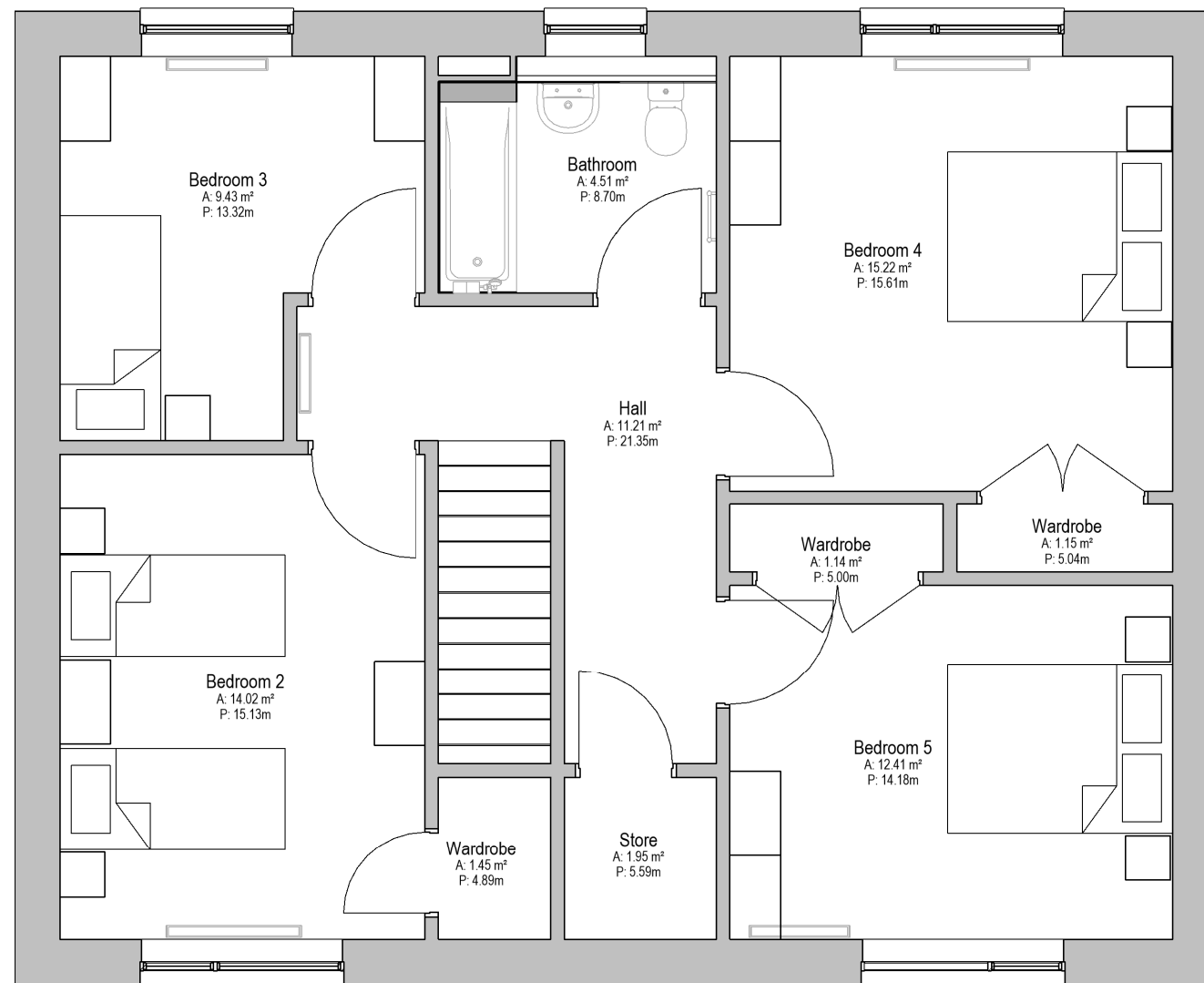
FIRST FLOOR  
3 BED / 6 PERSON  
GROUND FLOOR LIVING



PROPOSED FLOOR PLAN - HOUSE TYPE T



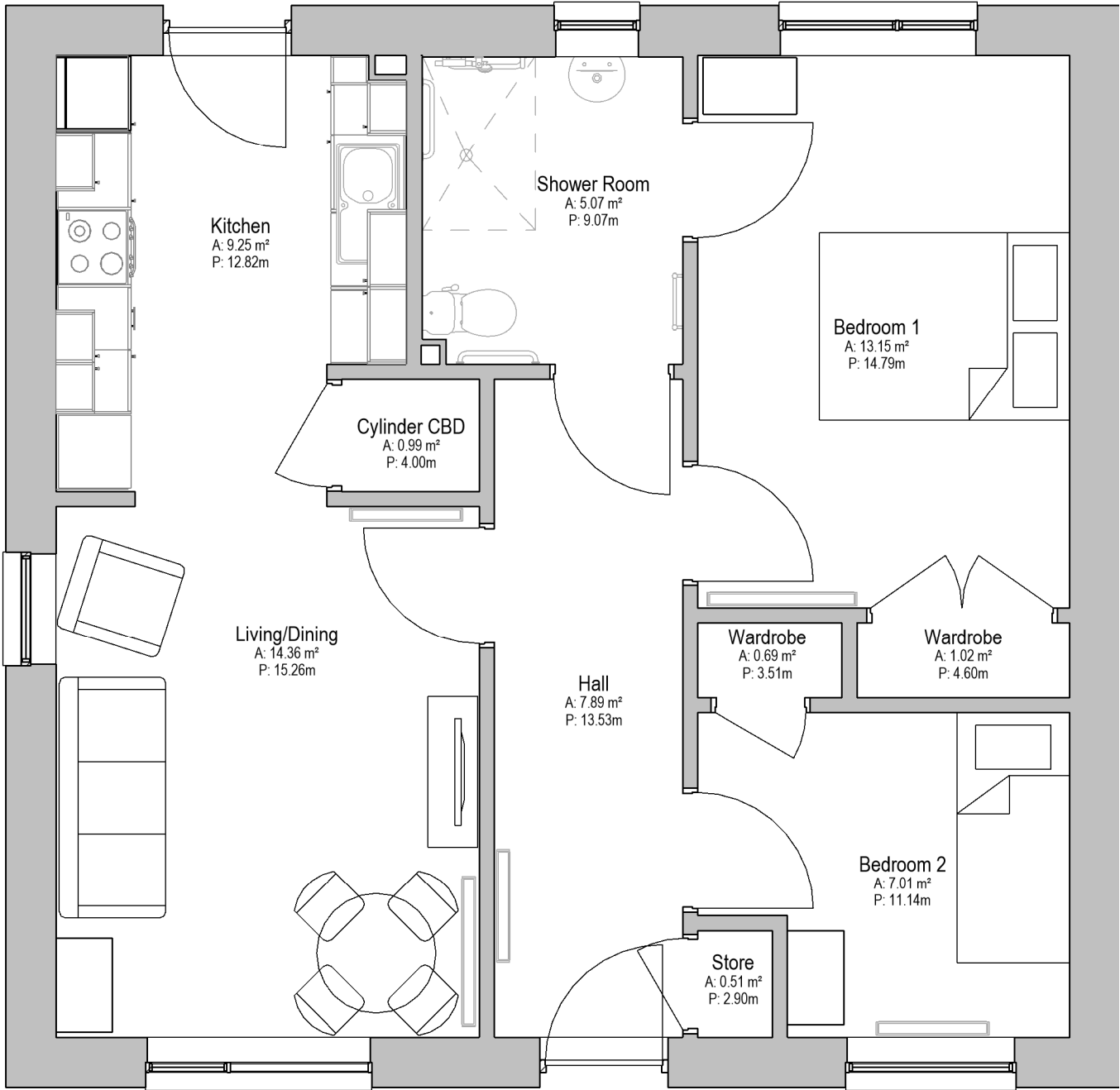
GROUND FLOOR PLAN  
5 BED / 8 PERSON  
GROUND FLOOR LIVING



FIRST FLOOR PLAN  
5 BED / 8 PERSON  
GROUND FLOOR LIVING



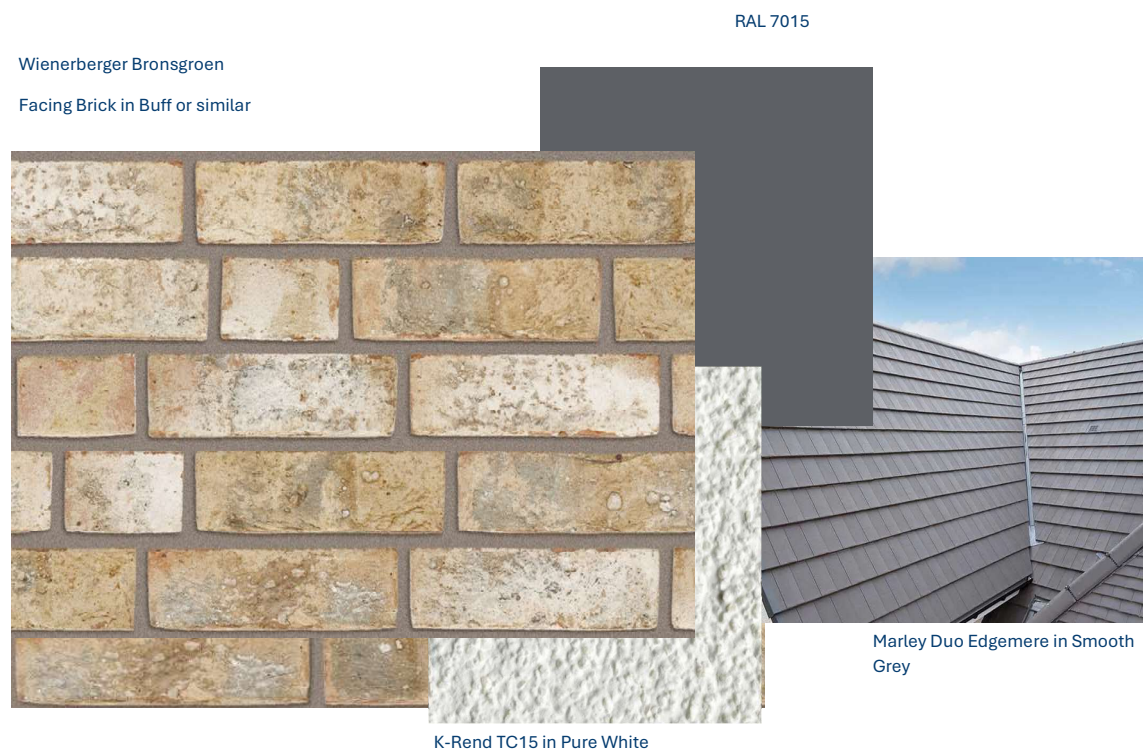
PROPOSED FLOOR PLANS - HOUSE TYPE P



HOUSE TYPE P  
2 BED / 3 PERSON  
AMENITY BUNGALOW



EXAMPLES OF PROPOSED BUILT FORM AND MATERIALS



PROPOSED MATERIALS

PROPOSED ELEVATIONS





Proposed street view, amenity bungalow homes



## 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?

Exact timescales will be confirmed once the main contractor is appointed however, it is anticipated that works will commence in early 2027 and complete in spring 2028.

### 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 when the main contractor has been appointed, and this 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 12 visitor parking spaces provided 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.

### 8. What sustainable features will the site have?

Each home will have a low carbon heating system, triple glazed windows and solar PV panels which will reduce energy bills for tenants. Homes will also have an electric vehicle charging point.

**Please return comments by Friday 1 May 2026 to:**

[developmentandstrategy@north-ayrshire.gov.uk](mailto: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**  
**3<sup>rd</sup> Floor Cunninghame House**  
**Irvine KA12 8EE**

