

Question and answers – updated September 2025

What is the current status of the land remediation contract?

Sanctus have now completed all contracted works in line with the remediation strategy.

The final Phase 04 remediation verification report has been issued to North Ayrshire Council Environmental Health and Scottish Environment Protection Agency with no further comment. This report verifies all works undertaken across the whole site including the treated stockpiles and marks the conclusion of Sanctus's works. Sanctus have now fully demobilized from the site.

What is the current status of the enabling works contract?

The enabling works, undertaken by RJ McLeod, have provided the infrastructure critical to the subsequent development of the site including a new coastal revetment and path, spine road, utilities, drainage and finished platforms for subsequent phased development. These works are now complete with both Phase one and Phase two handed over to the Campus contractors. The Phase three capping works are also complete and RJ McLeod have now demobilised from the site.

Community Liaison Officer role

The Campus role will be undertaken by Victoria Proven of Morgan Sindall.

Construction access points

For the Campus construction works, it is proposed to use North Crescent Road as the primary construction access and egress for the Campus project. The Barr Street access will be maintained for emergency access and in cases where it is not possible to access the site from the north. Neither Glenlight Way nor Mariners View will be used to access the Campus works.

Property surveys

Prior to commencement of the Campus construction works, condition surveys have been undertaken for properties immediately adjacent to the Campus site and the North Crescent Road access point.

Safety of nearby housing and foundations when Campus works start

Vibration monitoring will also be undertaken throughout the Campus works to mitigate the potential impact. In the unlikely event of any damage arising from the works to residents' property, surveys are undertaken prior to work commencing to provide a visual record.

Working hours on site

Campus Works

- Campus contract working hours are 7.30am to 6pm Monday to Friday (inclusive) and 8.00am to 1pm Saturday.

Any requirement to work outwith these hours would require pre-approval from employer. No noisy works are expected on Sundays, however, it could be that other non-disruptive works could be undertaken, such as carpet fitting.

For noisy activity, prior written agreement of the Environmental Health Service of North Ayrshire Council is required outwith these hours.

Noise levels

Noise is generated from normal construction activity. Although there are no limits set in the contract, all contractors endeavour to keep noise levels below 65decibel. Noise is minimised by the following measures:

- use of modern, efficient plant
- adoption of alternative working methods where possible to minimise noise
- locating noisier activities as far from residential properties as possible within the confines of the site boundary

It is recommended that the use of the above threshold values as strict compliance limits should be avoided. It is suggested that any identified exceedance of the above threshold values should not ultimately prevent works progressing or result in undue restrictions being placed upon the site but instead present the site operator and local authority with an opportunity to review the noise controls in place and ensure that all possible measures to avoid unnecessary noise are being taken in accordance with best practicable means. Any review should also include consideration of the duration of works.

Any restrictions and environmental impacts will not be permanent or excessive with monitoring undertaken to ensure within acceptable limits. Noise levels are being actively monitored on site by the contractor.

Key noisy activities for the Campus include piling, steelwork erection and concrete pouring and polishing. Where possible these activities will be undertaken during standard working hours. There are occasions when works such as concrete pouring and polishing needs to continue on beyond standard working hours due to the need to achieve set building tolerances. Prior consent will be obtained from Environmental Health. Where this needs to occur, prior notice will be provided in the construction newsletters.

Any concerns regarding noise can be reported to the Council's Environmental Health service for further investigation.

Legislation

Noise from sites is principally controlled by the statutory noise nuisance provisions detailed in Section 79 of the Environmental Protection Act 1990.

Noise from construction sites could be regarded as a statutory nuisance if loud works were taking place outwith permitted hours, unless a prior consent in terms of the Control of Pollution Act 1974 has been issued, or the best practicable means were not being adopted to minimise noise disruption.

British Standard (BS) 5228 is the relevant standard that provides guidance on controlling noise from construction sites. It advises that an appropriate standard to aim for, given the previous existing noise levels in the area preconstruction, is 65decibel.

This does not mean there will not be days where activities e.g. piling etc is undertaken and where this level could be exceeded. The legal requirement is that the best practicable means must be adopted by the contractor to minimise noise and due to the nature of the work there may times where this is exceeded.

Environmental Health have responded to complaints of excessive noise and found levels to be below 65decibel.

Site odour

The land remediation utilised extensive validation sampling and laboratory testing of soils to confirm that they meet the residential with plant land use criteria. The final platforming and capping is still ongoing, therefore there may be some residual odours released as material is moved in this exercise, however the testing has confirmed that the material meets the land use standard for protection of human health.

The Envirocentre consultant has confirmed that odour is not indicative of significant contamination risk.

Any concerns can be reported to the Council's Environmental Health service and/or Scottish Environment Protection Agency (SEPA).

Dust suppression

Morgan Sindall's dust suppressions measures are:

- Wind-blown dust, generated from dry, exposed ground or soil and wastes stockpiles will be through the use of water sprays.

- In wetter conditions, deposits of mud on roads, pavements and areas of hard standings will be cleaned. A road brush will be used in these situations to clean roads both within and around the site as required.
- A wheel wash will be installed within the site and the water changed on a regular basis to prevent it becoming stagnant.
- The need to control mud and dust is included in all site inductions and in relevant task risk assessments and method statement briefings.

Japanese Knotweed

The previously uncontrolled Japanese Knotweed found on the site has been placed into two shallow controlled stockpiles and placed on membrane to enable the treatment of this material over the next two years or so. This is a fully controlled process which will enable the material to be re used in any future development.

Impact of work on properties

Contractors are using mitigation measures to reduce impact in compliance with the requirements of the contract, licences, and legislation.

Impact on water supply

The works have no impact on existing water supply.

Traffic calming

A speed assessment was carried out on North Crescent Road and Montgomery Street as part of the planning application process for the Campus. The results indicated that there was no evidence of a speeding issue on these roads, therefore traffic calming measures were not required for the development. This will continue to be monitored once the site is in use.

Condition of roads

Surrounding roads are subject to dilapidation surveys with the contractor and as works progress any requirements will be taken forward with the contractor. This will be monitored by the Council on an ongoing basis.

Reinstatement of roads and pavements damaged in the course of the works

Any works undertaken will require prior permission of North Ayrshire Council as Roads Authority and full reinstatement in accordance with conditions applied by North Ayrshire Council.

Road connections and mitigation measures

All junctions have been designed and constructed in accordance with appropriate road safety guidelines/standards to ensure vehicle and pedestrian safety.

Vehicle Movements

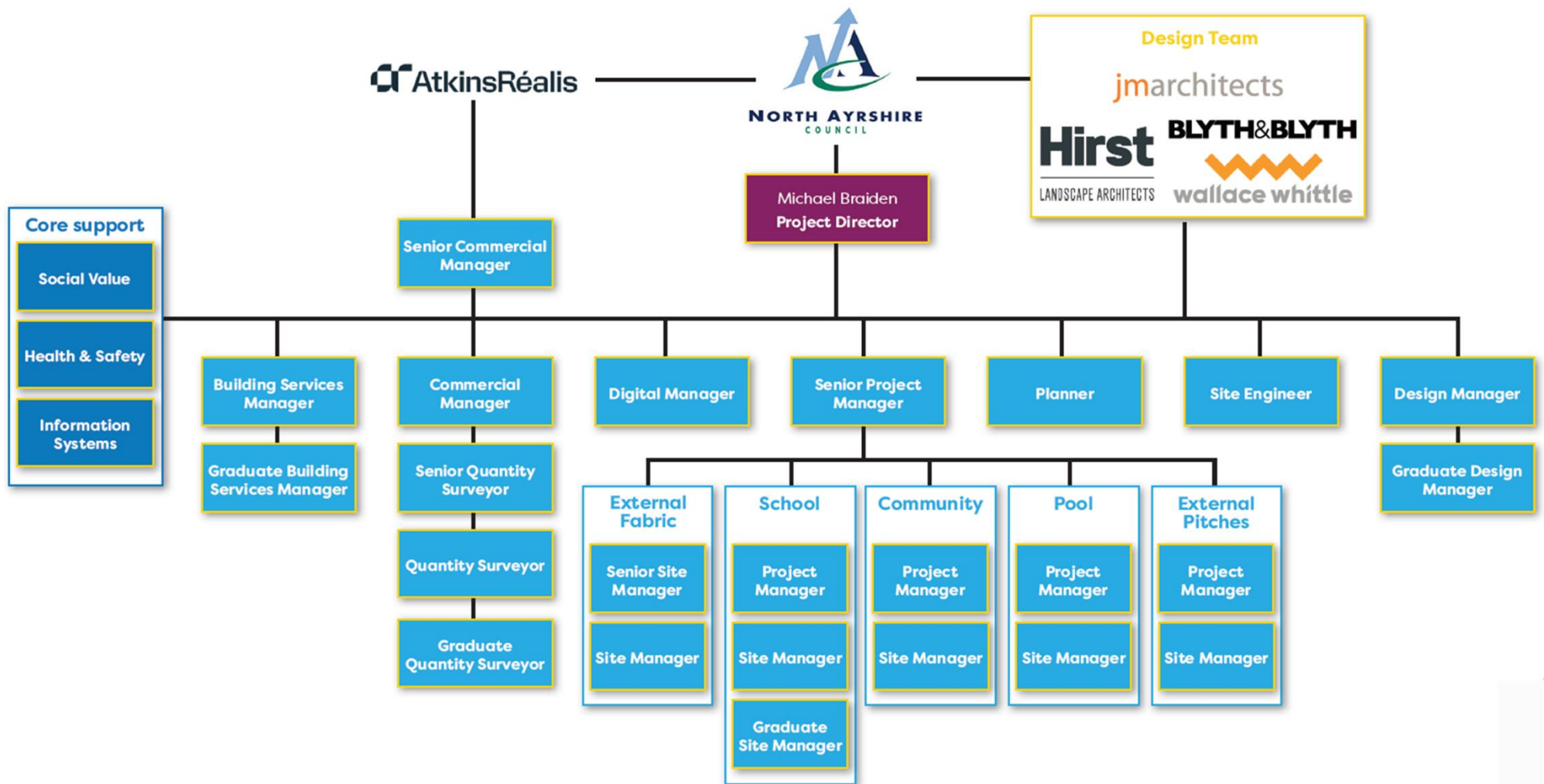
Morgan Sindall uses the Construction Logistics and Community Safety Standard (CLOCS) which includes defining the safest route to site – last mile, communication and training with subcontractors for deliveries, scheduled delivery management processes, holding areas and vehicle checks prior to entering and exiting the site.

Planning permission documentation

Planning permission comprises of the decision notice, the approved drawings and any documents relating to the conditions on the decision notice. The rest of the documents within the planning application file are for information to aid determination of the application and do not form part of the planning permission or works contracts.

Project team

The Campus project team consists of a range of internal staff and external consultants who undertake various roles under the New Engineering Contract (NEC) 4 Contract such as Project Manager, Design Lead, Contractor, Site Supervisor, Quantity Surveyor. The organogram below details the structure and reporting lines for Morgan Sindall. The Project Manager, Quantity Surveyor and Supervisor appointments are made directly by North Ayrshire Council and they report to the internal Project Management team.



Safety

Morgan Sindall uses the Construction Logistics and Community Safety Standard (CLOCS) which includes defining the safest route to site – last mile, communication and training with subcontractors for deliveries, scheduled delivery management processes, holding areas and vehicle checks prior to entering and exiting the site.

Site capping and levels

The design of the North Shore development was informed by a comprehensive flood risk assessment and wave study.

Layout of site including detail of roads, revetment, and promenade

All relevant information is available via the Council's Planning portal. This includes all documents submitted as part of the planning process. (Reference 21/01161/PP)

Path connections

As part of the Coastal Quarter development the North Shore Coastal Path will continue around the perimeter of the site and join Mariners View, following the existing alignment of the Ayrshire Coastal Path. The alignment of the North Shore Coastal Path is available on the council website Transforming Ardrossan's Coastal Quarter (north-ayrshire.gov.uk).

Car parking on new access road

There will be two lay-bys available on the spine road bounding the northeastern boundary of the campus site which we expect to provide approx. twelve spaces.

Plans to add a slipway for sea access

There are no current plans for a slipway as part of the works.

Plans for toilet facilities

There are no plans for dedicated toilet facilities other than those provided as part of the Campus facilities.

Height of sea wall

The level of the sea wall varies between approximately 1.0 meter and 1.8 meters above the level of the adjacent coastal path. The vast majority of the wall is set around 1.0 meter above and extends to approximately 1.8 meters above towards the northern and southern extents of the wall.

Drawings of the cross sections can be found within the Report 'Enabling Works' page 39 on the planning portal - link below.

[21/01161/PP | Enabling works to support the future development proposed on the North Shore site, consisting of earthworks, remediation, construction of road, replacement revetment, drainage and formation of a coastal footpath | Site At North Shore Adjacent To North Crescent Road Ardrossan Ayrshire \(north-ayrshire.gov.uk\)](#)

Freedom of Information (FOI) requests

Requests for information and or documentation should be submitted in writing. This can be done either by completing the 'Request for Information' form on the website, emailing the Freedom Of Information Team FreedomOfInformation@north-ayrshire.gov.uk or by sending in a letter.

Under the Freedom of Information (Scotland) Act 2002 we have twenty working days to respond to your request, from receipt of the enquiry. If you require help with your request, please contact the Freedom Of Information/Environmental Information Request Team.

Similarly, for Environmental Information Requests (EIRs), The Environmental Information (Scotland) Regulations 2004 give the public the right to ask for information that relates to the environment. Requests dealt with under Environmental Information Requests can be in written or verbal form and should be answered within twenty working days, or in exceptional cases where the request is both voluminous and complex, within forty working days.

Commencement of discussions for future developments

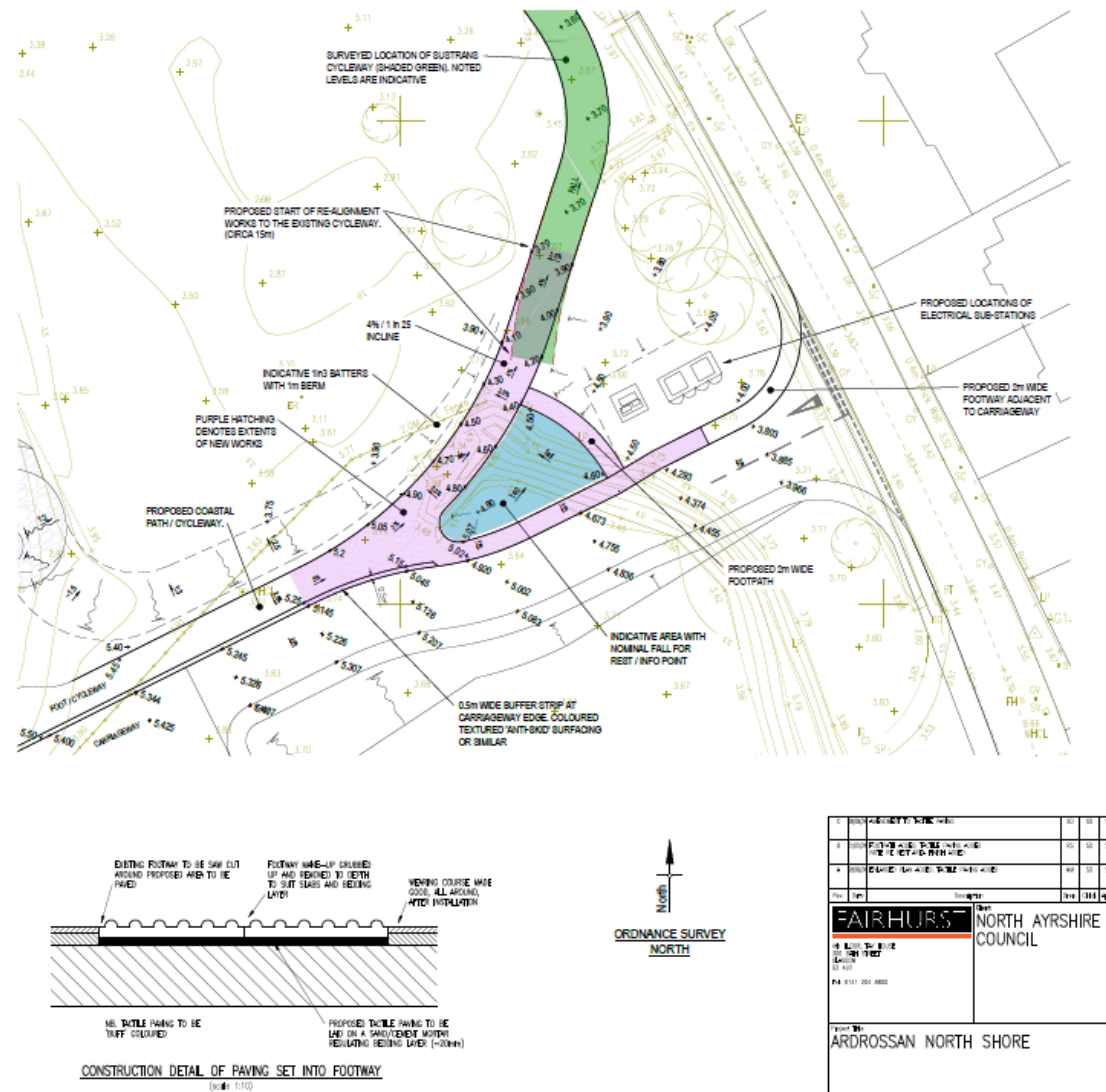
The Coastal Quarter is a phased project, and future development will be the subject of further engagement at the appropriate time.

Coastal path / location

The coastal path is complete, and it opened in August 2025.

The drawing below provides detail of how the coastal path will tie into the existing path at North Crescent Road.

This will be available for use for the duration of the Campus construction works and will provide the opportunity to view the progress of the Campus construction in a safe way.



Useful links

1. [Masterplan](#) of the Ardrossan North Shore Development
 2. [North Ayrshire Council Planning Portal](#) where applications can be accessed and planning application reference numbers for ease of reference.
- [Planning application reference 21/01161/PP](#) was granted planning permission on 10 March 2022 for the Enabling Works
 - [Planning application reference 23/00319/PPM](#) was granted planning permission on 20 September 2023 for the Community Campus.