

Enabling Works Community Meeting

Ardrossan Civic Centre

4th April 2024

Frequently Asked Questions (FAQ's) and Answers

The following provides a summary of the responses provided to the question posed in advance of the meeting. These should be read alongside with the slide deck from the meeting, also available.

1) Street name and Planning Applications (Slides 3/4 of slide deck)

The access roads were included in the Enabling works planning application submitted on the 29/11/2021 and approved on 10/03/2022 (Reference 21/01161/PP).

We have investigated the street naming records and can confirm that the correct name is Glenlight Way. It is noted that online mapping tools used (including Geographic Information System (GIS) and Google maps) do not show the correct name for Glenlight Way. The Council's GIS identifies it as unnamed and Google maps identifies it as Montgomerie Street.

It should be noted that regardless of the name, the Planning application drawings submitted highlight the correct road and the drawings were approved. No extra access roads have been added. The access roads align with planning permission submitted.

2) Construction Access Points (Slide 5 of slide deck)

RJ McLeod have received a specific instruction to use Eglinton Road / Glasgow Street for heavy vehicles not requiring access to/from North Crescent Road until further notice. Drivers will be issued with specific instructions.

3) Risk Assessment for operation on Glenlight Way

The risk was initially assessed as a twelve, following the mitigating actions employed by RJ McLeod, the residual risk is deemed to be a four. Signage has been implemented and will be enhanced further by RJ McLeod. A vehicle marshal / gateperson is also in place to ensure vehicles entering and exiting the site drive safely. All drivers have also completed RJ McLeod driver induction training. The risk assessment will be kept under review by RJ McLeod.

4) Access to/from properties

We are not aware of the requirement to close roads or limit access to properties. There may be the occasion where temporary traffic management arrangements are required.

5) House selection for second survey and extent of survey works

Both the remediation and enabling works contracts required that responsible contractor completed condition surveys for properties adjoining the site boundary. The specification requires that all properties bounding the construction site have a schedule of conditions completed.

It is at the discretion of the contractor to determine the level of survey that they wish to undertake. RJ McLeod preferred to do both external and internal and we supported this due to feedback received from the initial round of surveys completed.

6) Safety of nearby housing and foundations when main works start

Vibration monitoring will also be undertaken throughout the 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.

7) Road connections and mitigation measures

All junctions will be designed and constructed in accordance with appropriate road safety guidelines/standards to ensure vehicle and pedestrian safety. The road end at North Crescent Road is shown in the road adoption as a standard junction design.

8) Damage to fences and walls

Where damage to fences and walls is identified and can be evidenced as part of the ongoing works, it should be reported to NAC as soon as possible. This will be investigated accordingly, and appropriate remedial action will be taken by appropriate contractor, if required.

9) Survey requirement for previous demolition works

These works were under a different contract and due to the scope of the works undertaken, surveys were not necessary.

10) Removal of the fence across Glenlight Way

This is not deemed criminal damage as the fence was obstructing an adopted public road. We understand that this matter was reported to Police, and we have responded and advising of this position and that we do not agree that criminal damage has occurred.

11) Playpark concerns and liability

The Council has no liability as this is not a council owned playpark.

Access via Glenlight Way was approved in March 2022 via the planning application process. Risk assessment has been undertaken and mitigation measures in place. Signage implemented with more to come. A vehicle marshal / gateperson is also in place to ensure vehicles entering and exiting the site drive safely. All drivers have also completed RJ McLeod driver induction training.

In the unlikely event that any damage to the playpark occurs as a result of the works, we have requested that the contractors undertake a condition survey of the playpark as soon as possible, in conjunction with the development's factor, Hacking and Paterson.

12) Reinstatement of roads and Pavements

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

13) Maximum noise level for site operation

The noise impact assessment undertaken to inform the planning process noted that noise was expected to exceed ambient levels and notes the following: -

'The recommended levels outlined that the construction site noise level, averaged over the duration of the working day, should not exceed 65 dB LAeq,T at any residential dwelling.

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.'

This will apply to both contractors working on the site. 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 both contractors.

14) Contractor access to the site during SEPA approval process

The interim Phase 1 handover arrangement is informed by input from our Environmental Consultant. This does not compromise the requirement to meet and validate remediation targets/planning conditions for the site.

15) Working hours on site

- Remediation contract working hours are 08:00 - 19:00 Monday to Saturday (inclusive).
- Enabling works contract working hours are 08:00 - 18:00 Monday to Friday (inclusive) and 08:00 - 13:00 Saturday.

It should be noted that working hours can be varied by prior written permission of the project manager.

16) Communication with neighbouring residents

Letters were issued to 652 residents informing of commencement of enabling works. It is noted that due to the mapping issue outlined earlier that incorrect street name information was issued. We will ensure this is rectified going forward. We are receptive to improving communication and happy to take on board ideas from residents on how to do this.

17) Impact on water supply

The works have no impact on existing water supply.

18) 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)

19) Existing sewage pipe relocation

The location of existing services has been incorporated into plans.

20) Path connections

The path was designed to end at the boundary of the North Shore Campus. There was slight deviation to the alignment at the most Southern end due to the ground conditions found by the contractor on site during construction. This will be addressed by and incorporated into the next phase of construction.

As part of the North Shore 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). This project is being delivered in phases due to funding parameters and the "end of route" signs where the Cycle Path meets the campus boundary are only temporary. The paths will join seamlessly creating a cohesive route around the coast.

21) Site capping and levels

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

22) Vegetation removal and bentonite wall

Access has been taken on this part of land to allow site hoarding to be erected. This will provide a visual and acoustic barrier for the benefit of the adjacent properties. Should RJ McLeod encounter the bentonite wall they will stop works and seek guidance.

In some locations where the proposed earthworks platform is close to the boundary it is essential to remove the vegetation to allow space for the hoarding. It may be less critical to remove all the vegetation in locations where there is a bigger gap between the designed platform and site boundary, this will be confirmed by RJ McLeod during the works. Furthermore, informed by the site security risk assessment, any trees that could allow people to climb fencing/ hoarding will require to be removed.

Additional information from Meeting

It was agreed at the meeting that the following information would be provided to participants:

1. A link to the Masterplan [Document.ashx \(cmis.uk.com\)](#)

2. A link to the North Ayrshire Council Planning Portal where applications can be accessed and planning application reference numbers for ease of reference.
[Search, view and track planning applications \(north-ayrshire.gov.uk\)](https://www.north-ayrshire.gov.uk/planning)
 - Planning application ref 21/01161/PP was granted planning permission on 10 March 2022 for the Enabling Works
 - Planning application ref 23/00319/PPM was granted planning permission on 20 September 2023 for the Community Campus.