
DESCRIPTION:	Discharge of Conditions 2a (Ground Material Method Statement) 3a (Landscaping) and 4a (Fencing) associated with Planning Permission 25/0523/PP
LOCATION:	The Beg Allanton Farm Darvel
REFERENCE:	26/0052/AMCPP
PLANNING PERMISSION REFERENCE:	25/0523/PP
RECOMMENDATION:	Approve

SUMMARY OF ORIGINAL PLANNING PERMISSION

Extension to existing poultry unit comprising the erection of an additional poultry house, associated feed silo and relocation of plant room and detention basin (part-retrospective) at The Beg, Allanton Farm, Darvel.

CONDITION(S) DESCRIPTION AND DETAILS SUBMITTED

2 (Ground Material Method Statement)

2. (a) Prior to any work commencing on site, a method statement which provides details of the ground material to be excavated from the proposal site along with the treatment details of the ground remaining following excavation and a plan showing the relocated position of this ground material with further details of the method of deposit shall be submitted to and approved by the Planning Authority. This statement shall include a timescale for the works to be carried out along with details of the proposed landscaping.

(b) Further to the terms of Condition 2(a) above, all works shall be undertaken in accordance with the approved details and plan prior to the development being brought into use and maintained as such in perpetuity.

Reason: In the interests of the visual amenity of the site.

3 (Landscaping)

3. (a) Prior to any work commencing on site, further details including a plan showing a soft landscaping scheme, including boundary treatments, which are suitable to the rural setting of the agricultural unit shall be submitted to and approved in writing by the Planning Authority. This shall include details of:

- (i) Planting to replace that removed along with details of new planting on the site and;
- (ii) Details of measures to enhance biodiversity.

(b) Further to Condition 3(a) above, the approved soft landscaping, shall be implemented on site prior to the operation of the poultry house commencing and shall be maintained in perpetuity as approved thereafter.

Reason: In the interests of visual amenity and to ensure appropriate landscaping and that a satisfactory biodiversity net gain would be achieved on the site in accordance with Policy NE4 of the EALDP2 and Policy 3 of NPF4.

4 (Fencing)

4. (a) Prior to any work commencing on site, if required, further details including a plan showing fencing or other means of boundary treatment shall be submitted to and approved in writing by the Planning Authority.

(b) Further to Condition 4(a) above, any approved boundary treatment shall be implemented on site prior to the operation of the poultry house commencing and shall be maintained in perpetuity as approved thereafter.

Reason: In the interests of visual amenity and to ensure an appropriate boundary treatment within the rural area.

CONSULTATION RESPONSES

No consultations were undertaken.

ASSESSMENT OF APPLICATION

2 (Ground Material Method Statement)

The applicant's agent has submitted (17.06.2026) the following information:

- Ground material method statement
- Location plan

The method statement submitted provides a description of the ground material to be excavated, excavation method, treatment of the ground remaining primarily consists of topsoil and subsoil containing sand and gravel. Relocation details of the excavated material and the environmental controls. The method statement submitted are considered to be acceptable.

3 (Landscaping)

The applicant's agent has submitted (17.06.2026) the following information:

- Landscaping plan

The landscaping plan contains the location and details of the soft landscaping scheme including specification for planting, initial maintenance schedule (12 month period), proposed native species hedgerow composition and proposed wildflower meadow grass mix composition. The landscaping plan submitted is considered to be acceptable.

4 (Fencing)

The applicant's agent has submitted (17.06.2026) the following information:

- Landscaping plan

The landscaping plan shows the location of a post and wire fence along the western boundary of the site adjacent to the poultry shed and a 1:20 scale plan showing the design of the fence. The details provided on the landscaping plan submitted are considered to be acceptable.

CONCLUSIONS

The information provided demonstrates compliance with requirements in Conditions 2a (Ground Material Method Statement), 3a (Landscaping) and 4a (Fencing) of 25/0523/PP and is therefore suitable for discharge.

RECOMMENDATION

Approve

REASONS FOR DECISION

The information submitted for Conditions 2a (Ground Material Method Statement), 3a (Landscaping) and 4a (Fencing) would be sufficient for the discharge of Conditions 2a, 3a and 4a of planning consent 25/0523/PP.

Case Officer – A.M. Turner

Appointed Officer – Fiona Finlay

Chief Planning Officer – Pamela Clifford