Denham Youd

CHARTERED PRACTICE

North Ayrshire Council
Call for Sites
(Site 2)

Ayr Road, Dundonald

May 2026



Location Plan



Denham Youd have been appointed by McInally Associates to assess two sites in North Ayrshire; Ayr Road Dundonald (Auchengate) and at Dundonald Golf Course. This report focuses on site 2 located to the south west of 3 Staines Roundabout. The report includes a location plan and a zoning plan which has been provided to be submitted to North Ayrshire Council with a view to establish their viability for inclusion in the Local Development Plan.

Site 2 - Zoning Diagram

- Residential Zone

- Access Routes

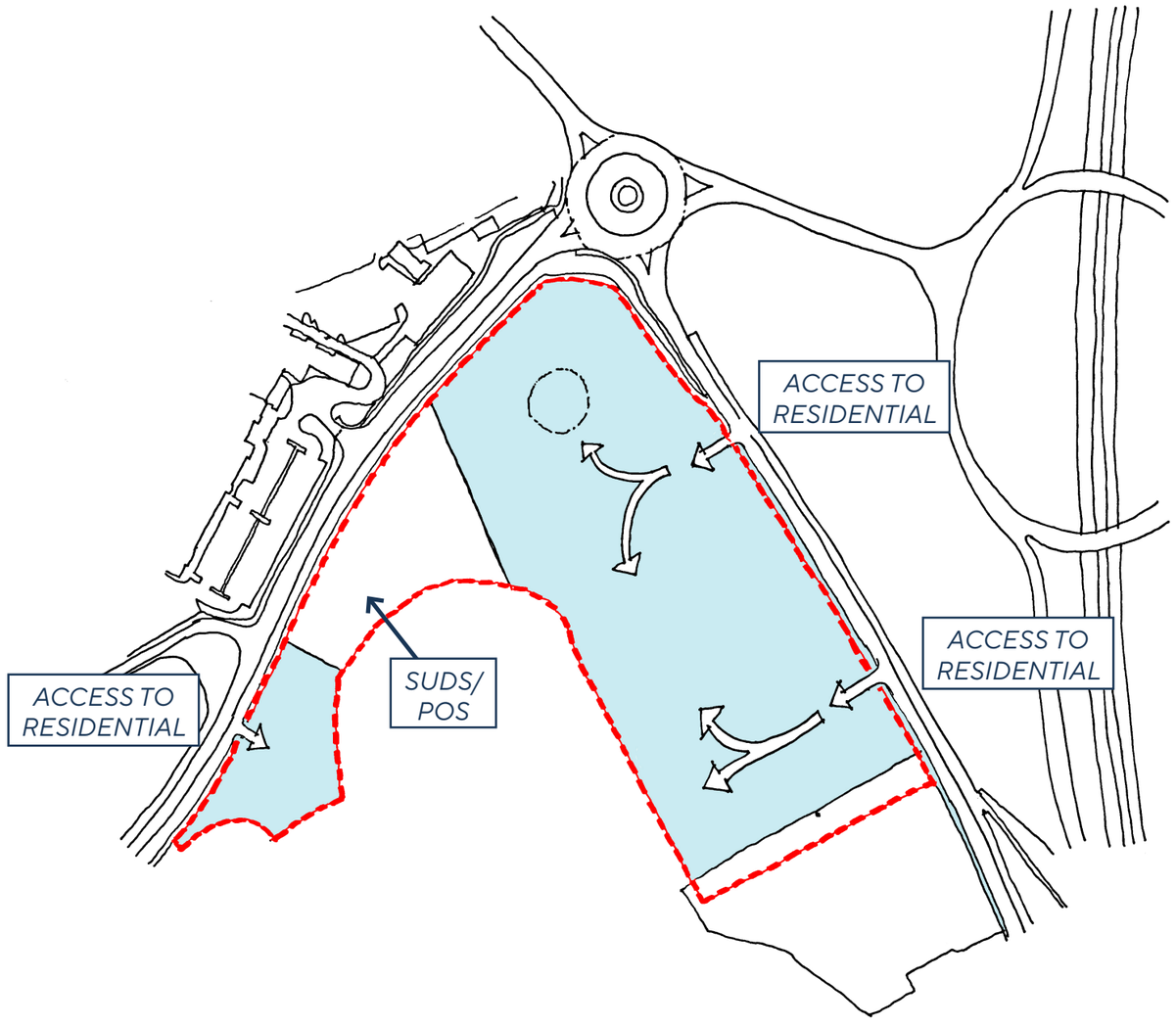
Site 2 Dundonald Golf Course

Situated to the south west of 3 Staines Roundabout, this corner site lies at the edge of Dundonald Golf Course and faces the Gailes Hotel to the north. The site is bounded immediately to the north west and north east by the National Cycle Route 7 cycle path. From west to east, the site starts with a wider more open section; as the site progresses to the north the site becomes much narrower, steeper and is heavily wooded. This section is the most difficult to develop, with its sloping ground and damper conditions. Moving towards the north and east the site becomes more expansive and developable, and there are views to the neighbouring golf course. The most suitable vehicular entrances to the site are from the eastern side on Ayr Road, and in the south west corner from Marine Drive.

Suggested Uses

The site could be used for residential, however this would require a considered approach to incorporate the topography and surrounding landscaping, in particular the adjacent woodlands and golf courses.

The eastern section of the site could be zoned for housing, with pockets of open amenity space; the steeper (and presently heavily wooded section of the site opposite the Gailes Hotel should became a key area of public open space, incorporating a woodland trail or similar.



Site 2 - Boudary Treatement

- Site Boundary

- Development Area

- Access Routes

- Screen Planting

- Green Corridor / Public Open Space

