

New Pharmacy Application

21 Main St, Monkton

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MONKTON PHARMACY

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A Pharmacy is Desirable in Monkton due to Inadequate Level of Current Pharmaceutical Services

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My Background



Academic

- Graduated from Strathclyde University with MPharm in 2010

Experience

- 7 years extensive experience within community pharmacy
- 4 years superintendent pharmacist in Stornoway
- Currently working towards Independent Pharmacist Prescriber Qualification at RGU

Professional Network

- Past pharmacy representative for South Ayrshire on APPC and SPAG groups
- Past Chair the Area Pharmacy Group for South Ayrshire

Location



Northern Boundary – A78

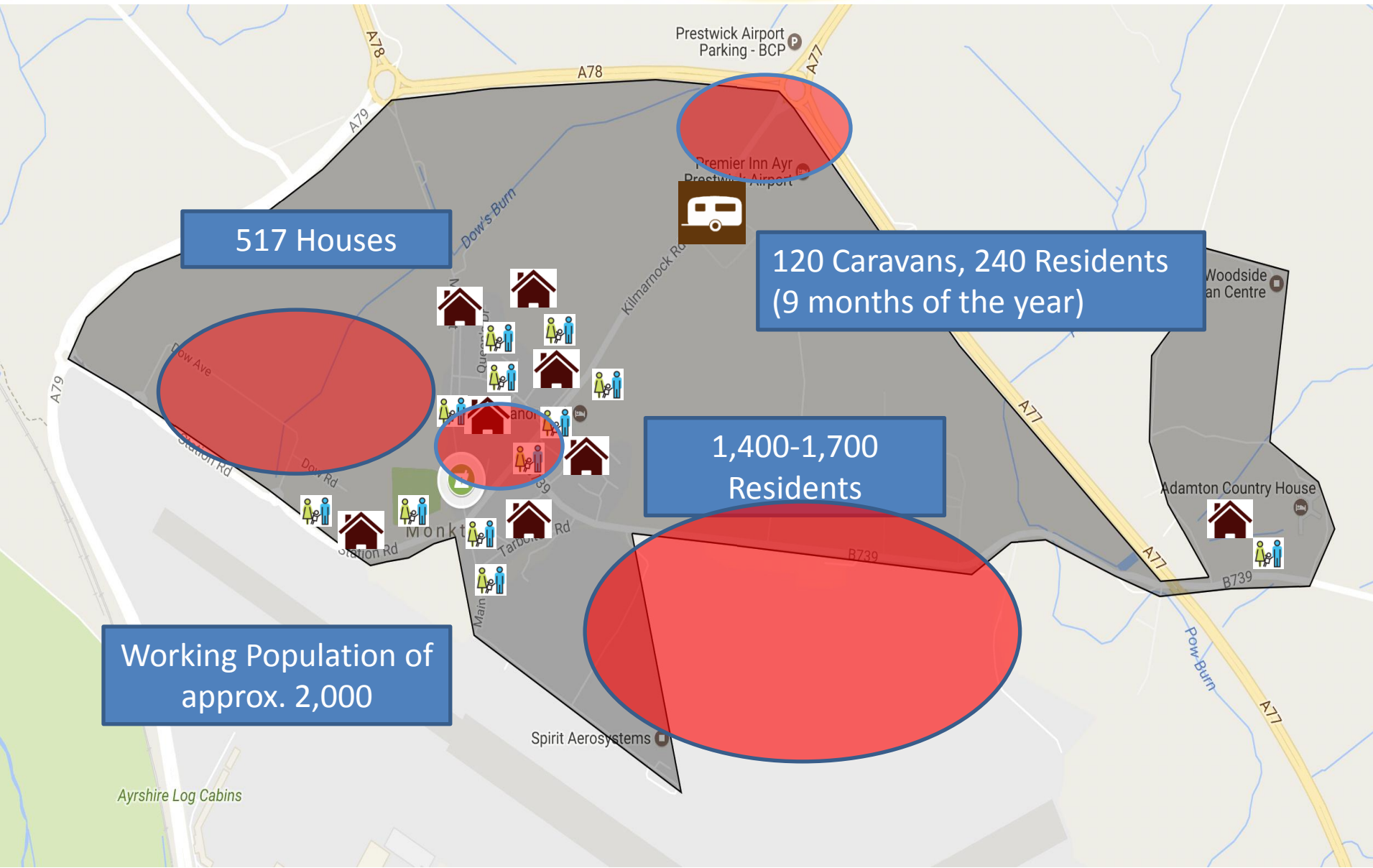
Western Boundary – A79
till Station Rd meets



Eastern Boundary – A77
till Adamton flyover.

Southern Boundary – Station
Rd, Baird Rd (B739) including
Adamton Estate

Neighbourhood - Population



Neighbourhood - Other Services and Amenities in Monkton

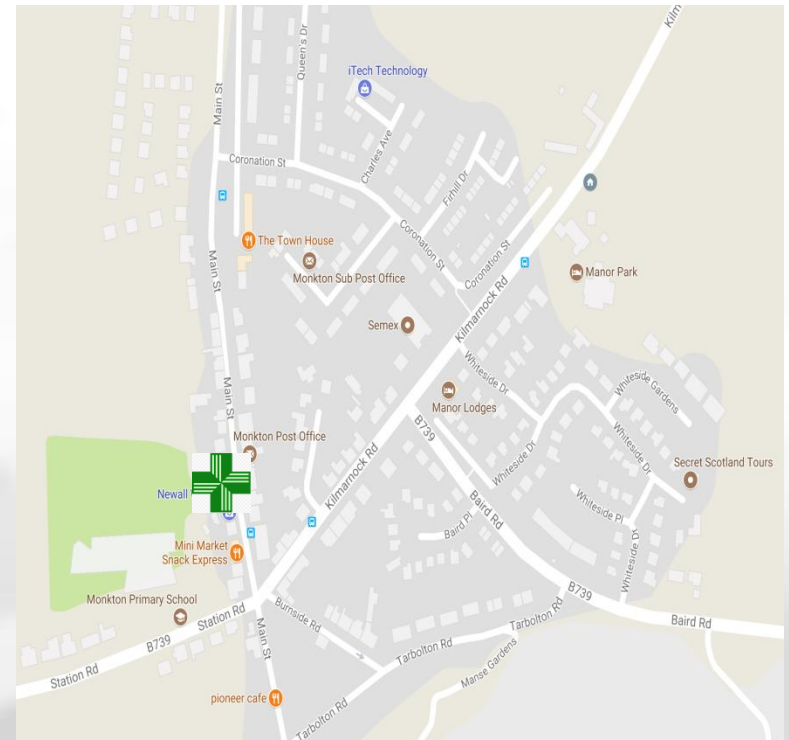


- Primary school – recently built and already at capacity
- Post Office – 5-day opening
- Newsagent and convenience store
- Church and Pioneer Café
- 3 Hotels
- Brewer's Fayre restaurant
- Local community hall (Carvick Webster) which hosts many activities and events
- Petrol Station with convenience store attached
- Recently renovated tearoom and restaurant (currently closed due to family circum)
- Football pitch
- 4 Children's playgrounds at separate locations in the village

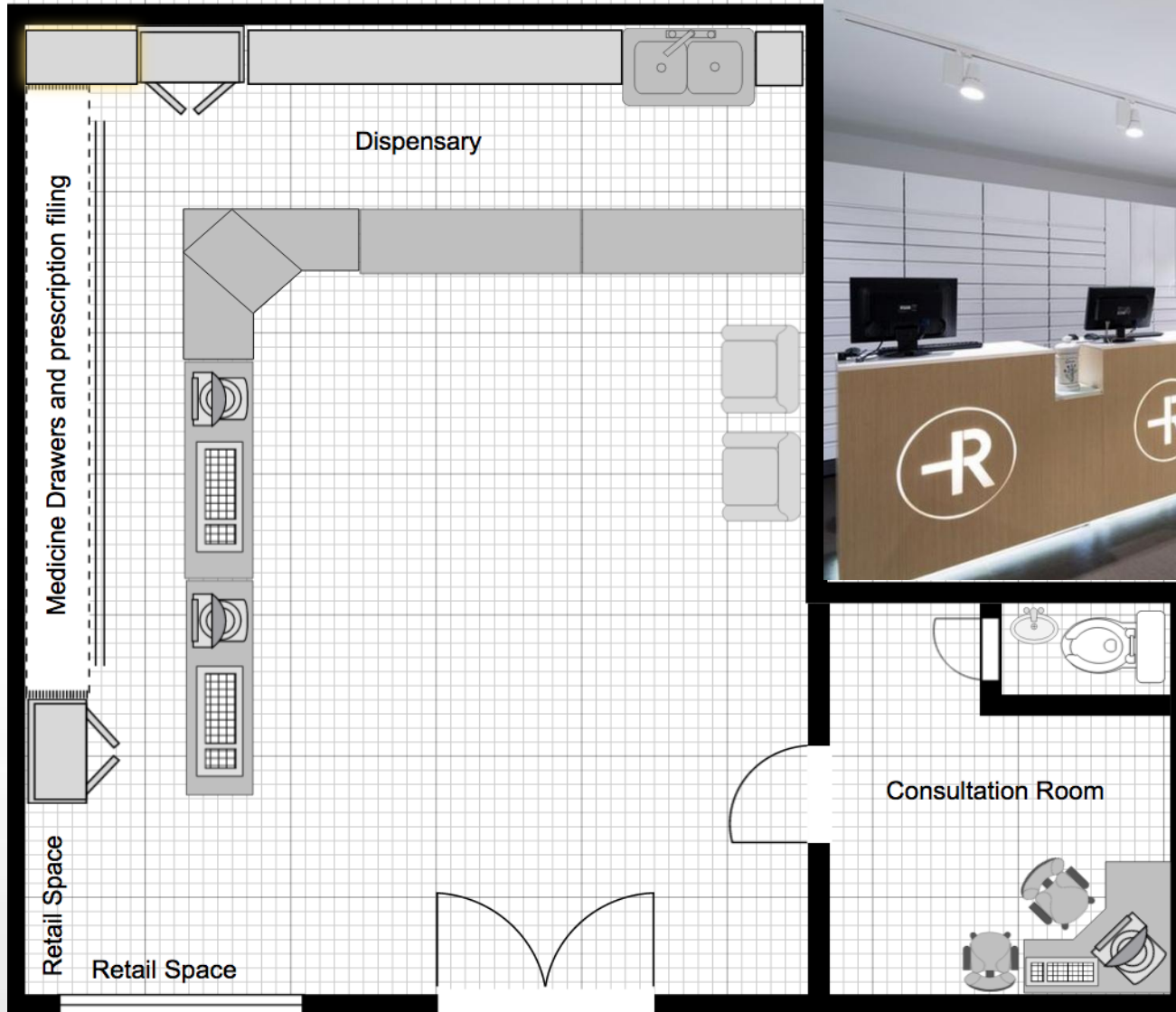
The Premises



- Fully compliant with Equalities Act 2010
- Multi-purpose consultation room
- Shuttered doors
- Fitted to provide a modern and clinical look



The Premises



Parking Availability



Free parking on Main St, Burnside Rd, Kilmarnock Rd & public car parks



Core Services



All the core services which are required to be offered by a pharmacy in NHS Ayrshire and Arran:

- Dispensing of medicines
- Chronic Medication Service
- Minor Ailments Service
- Emergency Hormonal Contraception
- Smoking Cessation
- Gluten Free Food Service
- Stoma Appliance Customisation
- Unscheduled Care Provision
- Supply of Paracetamol Post Immunisation
- Empirical treatment of uncomplicated UTIs
- Treatment of Impetigo



Negotiated and Complimentary Services



Negotiated Services Will Be Provided

- C-Card Scheme
- Enhanced Care Home Services
- Childsmile Dental Scheme (if allocated by Healthboard)
- Supervised Opioid Substitution
- Community Pharmacy Palliative Care Scheme (if allocated by Healthboard)
- Compliance Aids and Complex Dispensing

Complimentary Services

- Advice, Support and Signposting
- Diabetes Screening
- Cholesterol Testing
- Weight Management
- Blood Pressure Monitoring
- Prescription Collection and Delivery Service

Opening Hours



Monday	9:00am-5:30pm
Tuesday	9:00am-5:30pm
Wednesday	9:00am-5:30pm
Thursday	9:00am-5:30pm
Friday	9:00am-5:30pm
Saturday	9:00am-1:00pm
Sunday	Closed

- Pharmacy will not close for lunch
- The pharmacy will remain open to coincide with late-night GP surgeries in Prestwick (at present this changes on a weekly basis)



Inadequate level of pharmaceutical services currently in Monkton



A pharmacy is **desirable** in this area in order to secure adequate provision



1. Population Has Soared Since 2004



Large population increase in the village through previous development since 2004:

- 31% increase
- 150 new houses

Total:

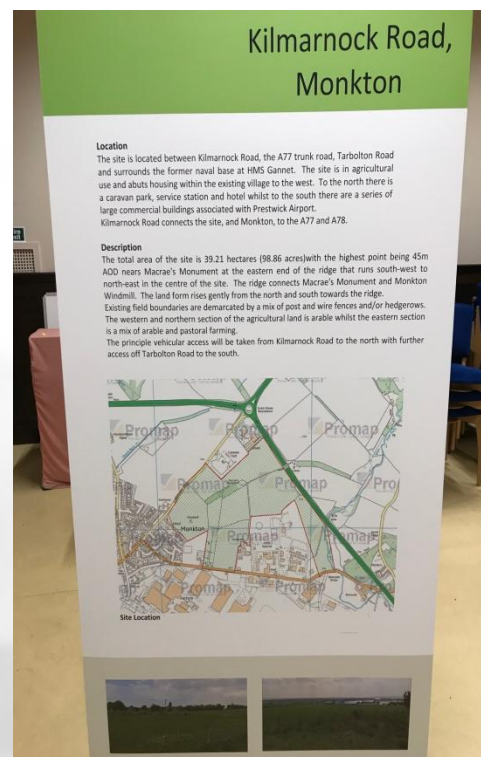
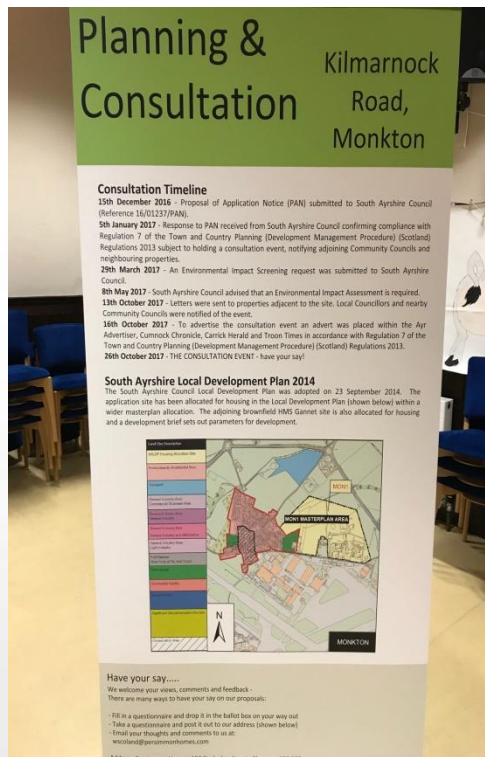
- 1,400 – 1,700 residents
- 240 temp residents
- 2000+ workforce



2. Future Planned Development

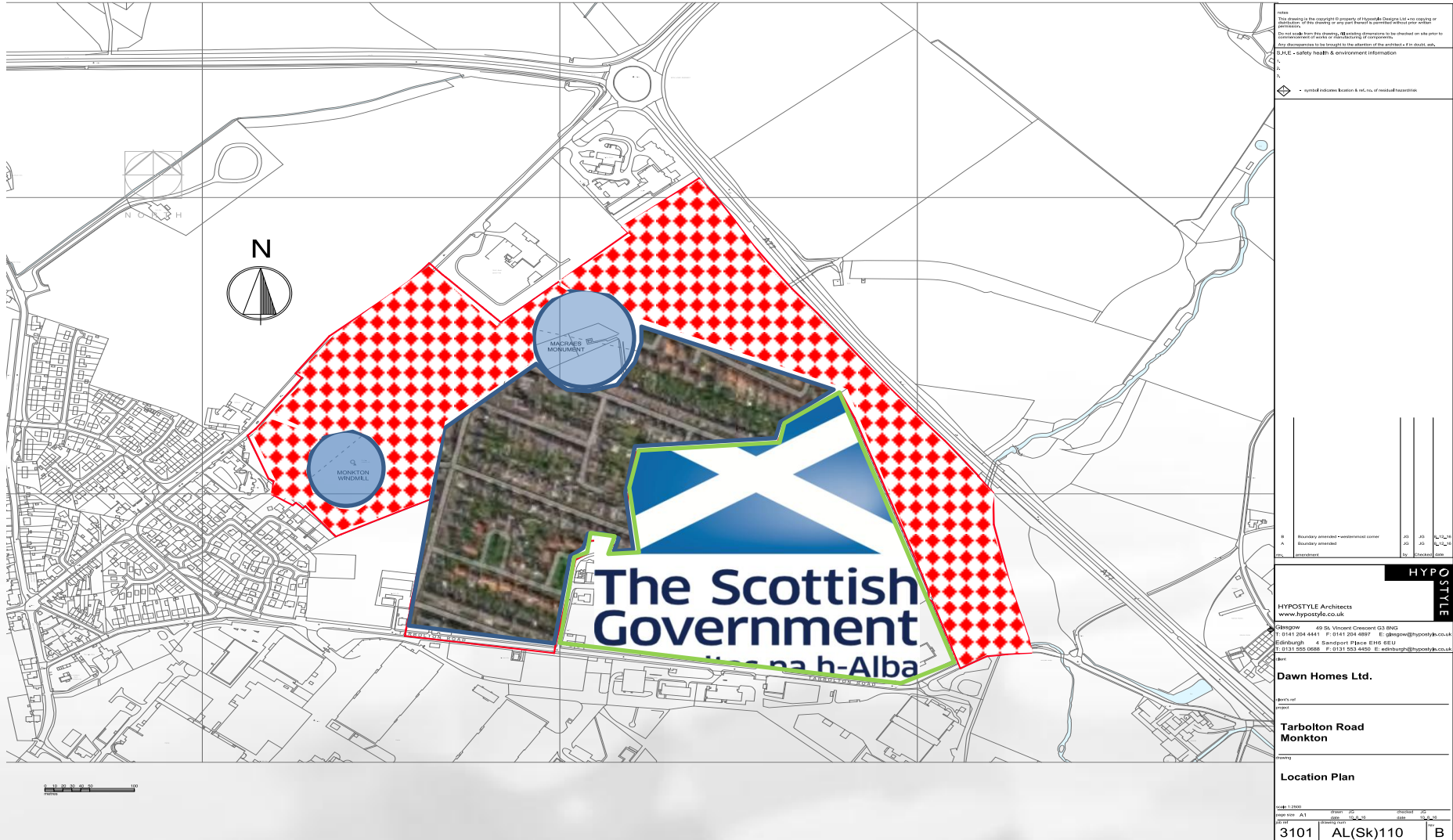


- The application has been **permitted** by South Ayrshire Council for the rezoning of land between Kilmarnock Road, Tarbolton Road and A77 to the north-east of Monkton for use as housing*
- Persimmon Homes are at advanced stages of consultation and planning to build **277 new homes** with the aim to commence in 2018 - 25% of these homes will be affordable housing
- Estimated to be an **additional 1020 residents** within this neighbourhood



* Please see *Proposal of Application Notice 16/01237/PAN*

2. Future Planned Development



3. Difficulty in Accessing Pharmacies within Nearby Neighbourhoods



Driving

- Difficult to park near any given pharmacy due to poor availability of parking spaces and heavy congestion

Bus

- Infrequent and unreliable service which is under existential threat

Walking

- Unfeasible due to long distance and unsafe due to busy dual-carriageway, lack of safe crossing and poor lighting

3.1 Parking Issues



Parking in both Prestwick and Troon is difficult, busy and chaotic

- Limited parking spaces around pharmacies in Troon and Prestwick
- Congestion through the town (especially Prestwick) is almost at epidemic levels
- Many areas in both Prestwick and Troon have been subject to traffic-calming measures with the addition of double yellow lines

Troon:



3.1 Parking Issues



Prestwick:



3.1 Contrast - Parking in Monkton



Easy parking near proposed location:



3.2 Poor and Inconvenient Bus Service



- Infrequent bus service – No.4 half-hourly and No.14 hourly service
- Unreliable and frequently late
- Bus service is expensive – currently £3.50 return
- Congestion in Prestwick cited as the main reason for reduction in bus services through the town

Scenario 2. Return trip to Troon

There is always a 1 hour gap between buses.

If you spend any longer than 32 minutes in Troon then you will need to wait a further hour on the next bus home.

Ayr • Troon • Irvine

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Monday to Saturday													
Codes	MF	MF											
Ayr Bus Station	0523	0630	0700	0730	0800	0830	0900	0930	1000		00	30	1730 1800 1905 2035 2205
Prestwick Cross	0533	0645	0715	0745	0815	0845	0915	0945	1015	then at these mins past the hour	15	45	1745 1815 1918 2048 2218
Monkton Cross	0538	0650		0750		0850		0950				50	1750 1923 2053 2223
Troon Ayr Street	0550	0704	0729	0804	0829	0904	0929	1004	1029		29	04	1804 1829 1934 2104 2234
Barrassie Johnston Drive	0554	0709		0809		0909		1009				09	until 1809 1938 2108 2238
Muirhead, Central Avenue			0738		0838		0938		1038		38		1838
Barassie Road End	0558	0713	0743	0813	0843	0913	0943	1013	1043		43	13	1813 1843 1942 2112 2242
Fullarton Street	0608	0723	0753	0823	0853	0923	0953	1023	1053		53	23	1823 1853 1952 2122 2252
Irvine Cross High Street TSB	0611	0728	0758	0828	0858	0928	0958	1028	1058		58	28	1828 1858 1955 2125 2255
Perceton Roundabout	0618	-	-	-	-	-	-	-	-		-	-	- - - - -

Irvine • Troon • Ayr

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Monday to Saturday													
Codes	MF	MF											
Perceton Roundabout	0618	-	-	-	-	-	-	-	-		-	-	- - - - -
Irvine Cross High Street TSB	0625	0728	0758	0828	0858	0928	0958			then at these mins past the hour	28	58	1758 1828 1858 1955 2125 2255
Fullarton Street	0630	0733	0803	0833	0903	0933	1003				33	03	1803 1833 1903 2000 2130 2300
Barassie Road End	0639	0743	0813	0843	0913	0943	1013				43	13	1813 1843 1913 2010 2140 2310
Muirhead, Deveron Road		0748		0848		0948					48		until 1848
Barrassie Johnston Drive	0644		0817		0917		1017					17	1817 1917 2014 2144 2314
Troon Church Street	0649	0757	0825	0857	0925	0957	1025				57	25	1822 1857 1922 2019 2149 2319
Monkton Cross	0700		0836		0936		1036					36	1833 1933 2030 2200 2330
Prestwick Cross	0705	0811	0841	0911	0941	1011	1041				11	41	1853 1911 1938 2035 2205 2335
Ayr Bus Station	0718	0826	0856	0926	0956	1026	1056				26	56	- 1926 1953 2048 2218 2348

3.2 Bus Service is Under Existential Threat



Lifeline service to Troon was originally scraped, now reinstated and plans shelved



Daily Record

NEWS ▾ POLITICS ▾ FOOTBALL ▾ SPORT ▾ TV & CELEBS ▾ LIFE & STYLE ▾ SCOTLAND NOW ▾ IN YOUR

► Stagecoach bosses ordered to reopen closed toilets at Ayr Bus Station after community council threatens revolt



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SHARES

In details they are:

Changes to services 1, 8 and 9 in South Ayr

A combined hourly service 1 from Hillfoot/Masonhill to Ayr with the bus serving Glencairn Road rather than Caledonia Road. Doonfoot would be served from Ayr on an hourly basis by the 9.

The service 8 which currently serves The Loaning from Ayr would be withdrawn and replaced by diverting the 58/60 via The Loaning on a half-hourly basis, providing The Loaning with twice as many journeys compared to the current service 8.

Service 14

Due to traffic congestion in Prestwick an additional bus was introduced on Monday.

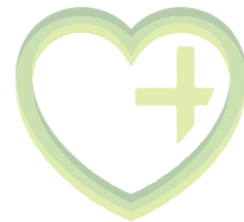
The 14 will operate on a half-hourly basis between Ayr, Troon and Barassie, but will not serve Monkton or Irvine. A separate hourly service will be launched between Troon and Irvine.

Services 2 and 3

It is proposed that the 2 which runs from Dalmilling to Asda via Ayr and Prestwick Cross would terminate at Hayhill at the junction with Mainholm Road.

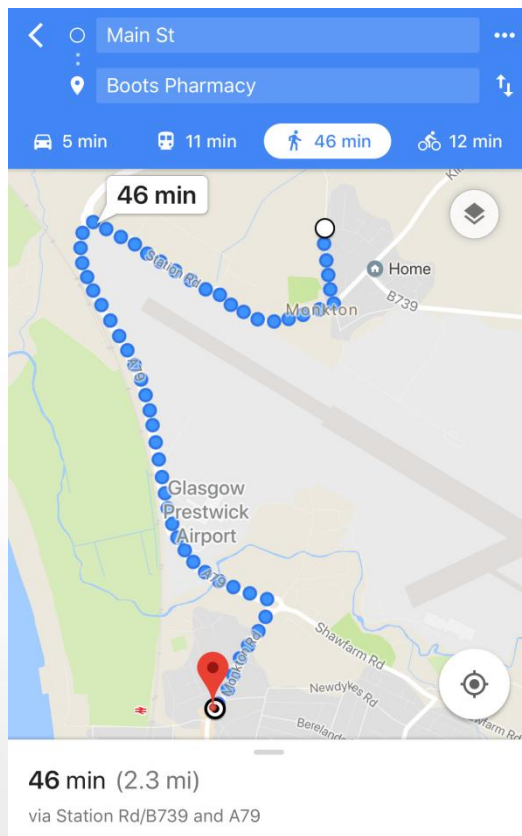
Dalmilling would be served by the service 3 every 12 minutes and it is proposed that, rather than travelling via Whitletts Road, it will travel via Westwood Avenue and Mainholm Road. This will provide the residents of Dalmilling with a new direct link to Tesco and the town centre without having to travel via Hayhill and Craigie.

3.3 Walking to the Nearby Pharmacies is Not Feasible



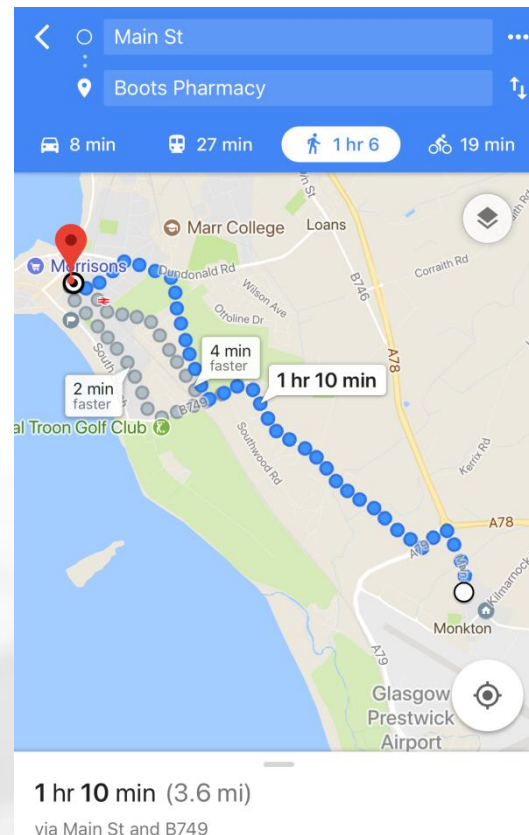
To Pharmacies in Prestwick:

- 2.3 miles walking distance
- 46 mins



To Pharmacies in Troon:

- 3.6 miles walking distance
- 1 hour 6 mins



3.3 Walking to the Nearby Pharmacies is Not Safe



- Road is predominantly unlit
- Paving is uneven and patchy in places
- Pedestrian walkway is beside a busy dual-carriageway
- Walking to both towns will also involve crossing a busy stretch of road without pedestrian crossings
- Airport is a man-made barrier to Monkton ever being classed as a suburb of Prestwick
- Walking to Troon means crossing the dual-carriageway and down an unlit cycle path



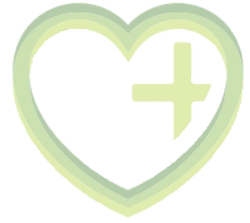
4. Delivery Services Cannot Replace Face-to-face Pharmaceutical Services



- This has been upheld in other contract hearings that a delivery service in no way constitutes adequacy of pharmaceutical service
- Many people in Monkton heavily rely on a delivery services from pharmacies in Troon and Prestwick – most notably Toll Pharmacy
- Having to rely on a delivery service impacts people's lives, as they have to wait in the house for a once daily service
- More timely access to medicines, such as antibiotics, is not possible
- A driver cannot deliver the same level of care, patient assessment and advice that a pharmacist can in a face-to-face setting

5. A Pharmacy is Desirable in This Area

- CAR Report Statistics



- Strong turnout of **247** responses and of the definitive responses:
- **98%** in agreement of the boundaries
- **95%** in favour of the appropriateness of the location
- **95%** feel the services are appropriate for the area
- **78%** don't think this pharmacy will impact other NHS services
- **96%** believe that the opening hours are appropriate
- **94%** of responses were in support of a new pharmacy opening, and this was gathered from a very strong completion number of 245
- **95%** believe that a pharmacy is now necessary for the village to ensure that an adequate provision of pharmaceutical services are delivered to the residents of the village

6. A Pharmacy is Desirable in This Area - Residents Comments



- People do have difficulty travelling to Prestwick and Troon
- There is a large resident, working and seasonal population for whom a pharmacy is imperative to ease their burden of access to healthcare
- There are many elderly and parents with young within the village who see the current provision as difficult to get to and need a local service
- Time where patients get to see the pharmacist in a face-to-face scenario are seen as valuable
- The opening hours are seen as appropriate for the area
- Timely access to the pharmacies other services will be utilised well, most notably the minor ailments service
- Many people in Monkton do have to use the bus as their primary mode of transport
- There are large wait times for GP appointments
- The existing pharmacies regularly fail to have the full quantity of a prescription and customers must return for the balance
- Parking in Prestwick is terrible/"a nightmare" near to pharmacies
- All the questions asked to answer the legal test have shown that the village **does not** currently have adequate provision of pharmaceutical services and that a new pharmacy opening would alleviate this

Conclusion



Monkton is a growing village with many elderly and young residents. It suffers from poor access to neighbouring pharmacies.



This is a neighbourhood with all the amenities required for day-to-day life, however do not have adequate provision of pharmaceutical services. A new pharmacy is desirable to alleviate this.



Both parts of the legal test have been proven **conclusively** in favour of a decision to award allowance of this new pharmacy.



Thank you!



MONKTON PHARMACY