

Education and New Housing Development

Further Information and Contacts

8 Further Information

8.1 Advice on the use of planning agreements to secure developer contributions is provided by the Scottish Government in the following publications:

- ◆ SPP, paragraph 27
- ◆ Scottish Government Circular 1/2010

9 Contacts

9.1 For matters of planning policy in relation to education provision or to discuss the principle of development proposals contact:

Development Plans Team
Planning and Environment
Falkirk Council
Abbotsford House
David's Loan
Falkirk
FK2 7YZ
Tel: 01324 504720
Email : planenv@falkirk.gov.uk

For issues relating to specific planning applications contact:

Development Management Unit
Falkirk Council
Abbotsford House
David's Loan
Falkirk
FK2 7YZ
Tel: 01324 504748
Email : dc@falkirk.gov.uk

Education and New Housing Development

Appendix



Appendix

Table A Construction costs per pupil

Cost per pupil	Primary	Secondary
Permanent extension	£10,664	£16,068
Temporary extension	£ 2,500	N/A

Table B Pupil product ratios by type of school and housing development

Ratios	ND Primary	RC Primary	ND Secondary	RC Secondary
House	0.25	0.09	0.14	0.06
Flat	0.10	0.05	0.07	0.06

Table C Developer contribution rates per dwelling (2010 prices)

Rates per dwelling		ND Primary	RC Primary	ND Secondary	RC Secondary	Nursery
House	Permanent Extension	£2,600	£850	£2,100	£900	£350
	Temporary Extension	£600	£200	N/A	N/A	N/A
Flat	Permanent Extension	£1,000	£500	£1,050	£900	£150
	Temporary Extension	£250	£100	N/A	N/A	N/A

August 2011



Falkirk Council
Development Services

Application No.
P/08/0617/OUT

This Decision Notice is issued under the Town and Country Planning (Scotland) Acts. It should be read, together with the accompanying plans; if any details differ, then the Decision Notice takes priority.



Falkirk Council

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS AS AMENDED

Outline Planning Permission

Agent:

McLean Bell Consultants Limited
33 Miller Park
Polmont
Falkirk
FK2 0UJ

Applicant:

James Bell Limerigg Limited

*App. c. 10
1-3 ha.*

In respect of the application registered on 10 July 2008 for the proposals described below,

Development **Development of Land for Residential Purposes**
Location **Land To The West Of 65 Slamannan Road, Slamannan Road, Limerigg,**

and in accordance with the plans docquetted as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Grants Outline Planning Permission

This decision is issued subject to the following condition(s):-

1. This permission is granted under the provisions of paragraph 4(1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992 on an outline application and the further approval of the Council or of the Scottish Ministers on appeal shall be required in respect of the undermentioned matters hereby reserved before any development is commenced:
 - (a) the siting, size, height, design & external appearance of the proposed development;
 - (b) details of the access arrangements;
 - (c) details of landscaping of the site.
2. That in order to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997, in the case of the reserved matters specified, application for approval must be made before:
 - (a) the expiration of 3 years from the date of the grant of outline permission; or
 - (b) the expiration of 6 months from the date on which an earlier application for such approval was refused; or
 - (c) the expiration of 6 months from the date on which an appeal against such refusal was dismissed,

whichever is the latest.

Provided that only one such application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (a) above.

3. That the development to which this permission relates must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of 5 years from the date of the grant of this outline planning permission; or
 - (b) the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. An application for the approval of reserved matters shall include a Flood Risk Assessment.
5. Any application for the approval of reserved matters shall include a drainage strategy which shall include details of the method to deal with foul waste and surface water run-off in keeping with sustainable drainage principles.
6. Any application for approval of reserved matters shall include details of existing and proposed site levels and finished floor level of residential units.
7. Unless otherwise agreed in writing no development shall commence on-site until a Contaminated Land assessment in accordance with current guidance has been submitted and approved by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere, and also identify any potential risks to human health, property, the water environment or designated ecological sites. Where contamination (as defined by Part 11A of the Environmental Protection Act 1990) is encountered, the assessment shall include a detailed remediation strategy shall demonstrate how the site shall be made suitable for its intended use by the removal of any unacceptable risks caused by the contamination.
8. The development shall be implemented in accordance with the approved drawings and any other submitted details which have been approved in writing by the Planning Authority.

Reason(s):

1. To comply with paragraph 4(1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992.
- 2-3. To comply with Section 59 of the Town and Country Planning (Scotland) Act 1997.
4. To ensure that there will be no risk of flooding either within or outwith the application site, in the circumstances of a 1:200 probability of flooding in any one year.
5. To ensure that adequate drainage is provided.
6. To safeguard visual amenity and ensure that the proposed development integrates well into the landscape.
7. To safeguard the environmental amenity of the area.

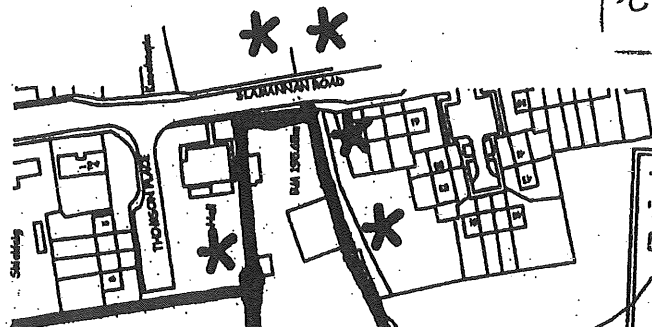
8. To ensure that the development is carried out to the satisfaction and approval of the Planning Authority.

15 May 2009



Director of Development Services

FALKIRK COUNCIL DEVELOPMENT SERVICES	
RECEIVED	10 JUL 2008
APPLICATION NUMBER P/08/0617/OUT	



FALKIRK COUNCIL TOWN & COUNTRY PLANNING (SCOTLAND) ACTS	
Date:	15 MAY 2009
Approved by Council as Planning Authority for the purposes of the above Act, subject to any condition herein specified.	

Neighbour

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Location Plan 1:2500