

P69. CHANGE OF USE FROM PUBLIC OPEN SPACE TO PRIVATE GARDEN GROUND ON LAND TO THE WEST OF 2 STEVENSON AVENUE, STEVENSON AVENUE, POLMONT, FALKIRK FOR MR ANDY CONWAY - P/13/0448/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the change of use from public open space to private garden ground on land to the west of 2 Stevenson Avenue, Polmont, Falkirk.

Decision

The Committee agreed to grant planning permission subject to the following conditions:-

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.
- (2) Prior to the start of work on site, soil sampling and analysis shall be undertaken, details of which shall be submitted to and approved in writing by the Planning Authority. Where contamination is identified, a detailed remediation strategy should be submitted to and approved in writing by the Planning Authority. Any such required remediation work shall be completed prior to the commencement of development on the site.

Reason(s):-

- (1) As these drawings and details constitute the approved development.
- (2) To ensure the ground is suitable for the proposed development.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number 01B.
- (2) Further to the requirements of condition (2) above, in the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.
- (3) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.