

DRAFT

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on WEDNESDAY 26 MARCH 2014 at 9.30 A.M.

COUNCILLORS:

Baillie William Buchanan (Convener)
Steven Carleschi
Colin Chalmers
Adrian Mahoney
Cecil Meiklejohn
John McLuckie
John McNally
Malcolm Nicol
Alan Nimmo
Baillie Joan Paterson
Sandy Turner

OFFICERS:

John Angell, Head of Planning and Transportation
Katherine Chorley, Assistant Planning Officer
Ian Dryden, Development Manager
Rose Mary Glackin, Chief Governance Officer
Iain Henderson, Legal Services Manager
Stuart Henderson, Environmental Health Officer
Kirsty Hope, Assistant Planning Officer
David Paterson, Planning Officer
Antonia Sobieraj, Committee Officer
Russell Steedman, Network Co-ordinator
Richard Teed, Senior Forward Planning Officer

P144. APOLOGIES

Apologies for absence were intimated on behalf of Councillor C Martin.

P145. DECLARATIONS OF INTEREST

No declarations were made.

P146. MINUTES

Decision

- (a) The minute of meeting of the Planning Committee held on 26 February 2014 was approved; and
- (b) The minute of the meeting Planning Committee held On Site on 10 March 2014 was approved.

P147. DEMOLITION OF GARAGE PREMISES AND ERECTION OF CLASS 1 SHOP UNIT WITH ANCILLARY DELICATESSEN (CLASS 1) AND FORMATION OF CAR PARK AT 50 DALDERSE AVENUE, FALKIRK FK2 7EG FOR DAVID'S KITCHEN LTD - P/13/0760/FUL (CONTINUATION)

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P136 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the said Director on an application for full planning permission for the demolition of garage premises, the erection of a class 1 shop unit with ancillary delicatessen (class 1) and the formation of a car park at 50 Dalderse Avenue, Falkirk.

Decision

The Committee agreed to continue consideration of this item of business to enable a traffic flow assessment to be undertaken.

P148. DISPLAY OF NON-ILLUMINATED ADVERTISEMENTS (RETROSPECTIVE) AT 84 HIGH STATION ROAD, FALKIRK FK1 5QX FOR REGENCY RACING – P/14/0009/ADV (CONTINUATION)

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P134 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the said Director on an application for advertisement consent (in retrospect) for the display of non-illuminated advertisements at 84 High Station Road, Falkirk.

Councillor Chalmers, seconded by Councillor Turner, moved that the application be approved on the grounds that there had been no accidents since the erection of the signs, the nearby traffic lights assist in mitigating risk, there is sufficient flexibility in the policy and the consistency of these signs with other signs in the area.

By way of an amendment, Councillor Nicol, seconded by Councillor Mahoney, moved that the application be refused in accordance with the recommendations in the Report.

On a division, 6 Members voted for the motion and 5 for the amendment.

Decision

The Committee agreed to grant planning permission subject to appropriate conditions as determined by the Director of Development Services.

P149. PROPOSAL FOR 307 NEW HOMES (INCLUDING 46 AFFORDABLE HOMES) AND DENNY EASTERN ACCESS ROAD (DEAR), INCLUDING PROVISION OF GREENSPACE, SUSTAINABLE URBAN DRAINAGE AND ASSOCIATED INFRASTRUCTURE ON LAND TO THE SOUTH OF MYDUB FARM, GLASGOW ROAD, DENNY FOR BETT HOMES & CALLENDAR ESTATES - P/12/0546/FUL (CONTINUATION)

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P137 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the said Director on an application for full planning permission for the proposal of 307 new homes (including 46 affordable homes) and Denny Eastern Access Road (DEAR) including provision of greenspace, sustainable urban drainage and associated infrastructure on land to the south of Mydub Farm, Glasgow Road, Denny.

Councillor McLuckie, seconded by Councillor Carleschi, moved that the application be continued (i) pending clarification of the decision currently with the Reporter in connection with the proposed new roundabout at Glasgow Road, Denny, and (ii) for further dialogue to take place with NHS Forth Valley in relation to NHS facilities in the vicinity of the development.

By way of an amendment, Baillie Paterson, seconded by Councillor Nimmo, moved that Committee be minded to grant the application in accordance with the recommendations in the Report.

On a division, 8 Members voted for the motion and 3 for the amendment.

Decision

The Committee agreed to continue consideration of this item of business (i) pending clarification of the decision currently with the Reporter in connection with the development of the proposed new roundabout at Glasgow Road, Denny, and (ii) for further dialogue to take place with NHS Forth Valley in relation to NHS facilities in the vicinity of the development.

The Convener agreed an adjournment at 11.15 a.m. prior to full consideration of the following item of business. The meeting reconvened at 11.25 a.m. with all Members present as per the sederunt.

P150. SUB DIVISION OF GARDEN GROUND AND ERECTION OF DWELLINGHOUSE AT 92 BANKHEAD CRESCENT, DENNYLOANHEAD, BONNYBRIDGE FK4 1RX FOR MR BARRY SAVILLE - P/13/0754/FUL (CONTINUATION)

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P133 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the said Director on an application for full planning permission for the sub division of garden ground and the erection of a dwellinghouse at 92 Bankhead Crescent, Dennyloanhead, Bonnybridge.

Baillie Buchanan, seconded by Councillor McLuckie, moved that the application be granted on the grounds that the development would enhance the visual amenity of the area and parking issues would be mitigated by the off street parking provision. The grant would be subject to a specific condition to ensure that the building line of the extension would be in line with the existing terraced block of dwellinghouses.

By way of an amendment, Councillor Turner, seconded by Councillor Carleschi, moved that the application be refused in accordance with the recommendations in the Report.

On a division, 7 Members voted for the motion and 4 for the amendment.

Decision

The Committee agreed to grant planning permission subject appropriate conditions as determined by the Director of Development Services including a condition to ensure that the building line of the extension would be in line with the existing terraced block of dwellinghouses.

P151. ERECTION OF REPLACEMENT FARMHOUSE AND OUTBUILDING ANNEXE, INCORPORATING GARAGE AND ESTATE OFFICE ON LAND TO THE WEST OF NETHERVIEW COTTAGE, BONNYBRIDGE FOR BLACK BULL ESTATES LTD - P/13/0741/FUL (CONTINUATION)

With reference to Minute of Meeting of the Planning Committee held on 26 February 2014 (Paragraph P132 refers), Committee gave (a) further consideration to a report by the Director of Development Services, and (b) considered an additional report by the said Director on an application for full planning permission for the erection of a replacement farmhouse and an outbuilding annexe, incorporating a garage and an estate office on land to the west of Netherview Cottage, Bonnybridge.

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) Before the development commences, the exact details of the colour and specification of the proposed external finishes shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
- (3) Before the development commences, the exact details of the height, location and construction of all proposed fences, walls and other means of enclosure shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (or any Order revoking and re-enacting that Order), no fence, wall, gate, or other means of enclosure exceeding one metre in height shall be erected without the prior express consent of the Planning Authority.
- (5) For the avoidance of doubt, the defined curtilage of the proposed dwellinghouse shall be as defined on approved plan 04A (Drawing Number RMDL/254/001 Revision E).
- (6) Before the development commences, a scheme of soft landscaping works (including the proposed plant bund) shall be submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):-
 - (i) Existing and finished ground levels/profiles in relation to a fixed datum, preferably ordnance;
 - (ii) An indication of existing landscape and planting features to be removed, those features to be retained and, in the case of damage, proposals for their restoration;
 - (iii) The location of new trees, shrubs, hedges and grassed areas;
 - (iv) A schedule of plants to comprise species, plant sizes and proposed numbers/density; and
 - (v) A programme of completion and subsequent maintenance.

No existing vegetation shall be removed prior to approval of the scheme of soft landscaping works, and, following approval of the scheme, the development shall be carried out in accordance with the approved details.

- (7) Before the development commences, a contaminated land assessment shall be submitted to and approved in writing by the Planning Authority. Before the development is brought into use, any necessary remedial works to make the ground safe shall be carried out in accordance with an approved remediation strategy, and any necessary remediation completion report/validation certificate shall be submitted to and approved in writing by the Planning Authority.
- (8) Before the development commences, a proposed strategy to deal with surface water run-off shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved strategy shall be fully implemented prior to the development being brought into use.
- (9) The dwellinghouse hereby approved shall be used and occupied in all-time coming for no other purpose than exclusively for a person employed, or last employed, in the farm business associated with the proposed development, or widow or widower of such persons, and any resident dependants of such a person.

Reason(s):-

- (1) As these drawings and details constitute the approved development.
- (2-4,6) To safeguard the visual amenity of the area.
- (5) In order to confirm the defined curtilage for the proposed dwellinghouse.
- (7) To ensure the ground is suitable for the proposed development.
- (8) To ensure that adequate drainage is provided.
- (9) The proposed development is at a countryside location and is considered to be inappropriate unless tied to the agricultural use of the land.

Informative(s):-

- (1) 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.
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03, 04A, 05, 06, 08 and 09.
- (3) Scottish Water have advised that any planning approval granted by the local authority does not guarantee a connection to their infrastructure. Approval for connection can only be given by Scottish Water when the appropriate application and technical details have been received.

- (4) The Coal Authority have advised that the proposed development lies with a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

P152. CHANGE OF USE FROM CLASS 1 (SHOP) TO HOT FOOD TAKE-AWAY (SUI-GENERIS) AT 52 HIGH STATION ROAD, FALKIRK FK1 5QX FOR MR & MRS IJAZ SARDAR -P/13/0689/FUL (CONTINUATION)

With reference to Minutes of Meetings of the Planning Committee held on 29 January and 26 February 2014 (Paragraphs P118 and P129 refer), Committee gave (a) further consideration to reports by the Director of Development Services, and (b) considered an additional report by the said Director on an application for full planning permission for the change of use from a class 1 (shop) to a hot food take-away (sui-generis) at 52 High Station Road, Falkirk.

Decision

The Committee agreed to grant planning permission subject to appropriate conditions as determined by the Director of Development Services including the determination of the operating hours.

P153. ERECTION OF DWELLINGHOUSE ON LAND TO THE WEST OF AVONDALE, MOSSCASTLE ROAD, SLAMANNAN FOR MR DUNCAN BENNIE - P/13/0784/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of a dwellinghouse on land to the west of Avondale, Mosscastle Road, Slamannan.

Decision

The Committee agreed to continue consideration of this item of business to allow an inspection of the site by Committee.

**P154. EXTENSION TO THE OPERATIONAL AREA AND FORMATION OF
HARDSTANDING FOR THE PURPOSES OF MATERIAL STORAGE ON
LAND TO THE EAST OF 34 BROOMHILL ROAD, BROOMHILL ROAD,
HIGH BONNYBRIDGE FOR CENTRAL DEMOLITION LTD -
P/13/0620/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for an extension to the operational area and the formation of hardstanding for the purposes of material storage on land to the east of 34 Broomhill Road, Broomhill Road, High Bonnybridge.

Bailie Paterson left the meeting prior to the decision being taken on this item of business.

Decision

The Committee agreed that it is **MINDED** to **GRANT** planning permission subject to the following conditions:-

- (a) The satisfactory conclusion of a Legal Agreement with Sportscotland (or any alternative mechanism that may be appropriate) that outlines the compensation proposals for Loch Park and the mechanism and timescale for their delivery; and
- (b) And thereafter subject to the satisfactory conclusion of the foregoing matters, remit to the Director of Development Services 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) Before the development commences, a scheme of soft and hard landscaping works shall be submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):-
 - (i) Existing and finished ground levels in relation to a fixed datum, preferably ordinance;
 - (ii) An indication of existing trees, shrubs, hedges and grass areas to be removed, those to be retained and in the case of damage, proposals for their restoration;
 - (iii) The location, height and specification of all proposed fences, walls and gates;
 - (iv) The location of all new trees, hedges and grass areas;
 - (v) A schedule of plants to comprise species, plant sizes and proposed numbers/density; and
 - (vi) A programme for completion and subsequent maintenance.

Thereafter the development shall be carried out and maintained in accordance with the approved details.

- (3) No development shall commence until a Woodland Management Plan to secure the retention and ongoing maintenance of the existing woodland adjoining the application site has been submitted to and approved in writing by the Planning Authority. Thereafter, the woodland shall be maintained in accordance with the approved details.
- (4) For the avoidance of doubt, the 20 metre buffer zone as shown on the approved site layout plan (Figure 3: Rev 7.3.14) shall be maintained as such for the lifetime of the development hereby approved, in accordance with the details approved within the terms of condition 2 of the permission.
- (5) For the avoidance of doubt, the application site excluding the 20 metre buffer zone shall be used solely for the purposes of storage and access, as shown on the approved site layout plan (Figure 3: Rev 7.3.14).
- (6) The height of the materials stored within the 'processed material storage' areas and the 'material for crushing' area as shown on the approved site layout plan (Figure 3: Rev 7.3.14) shall not at any time exceed 8 metres.
- (7) Unless otherwise agreed in writing by this Planning Authority, the height of the skips stored within the 'skips storage area' as shown on the approved site layout plan (Figure 3: Rev 7.3.14) shall not at any time exceed 2 metres.
- (8) For the avoidance of doubt, the proposed boundary fencing shall be located so that it accords with the approved boundary fencing plan (Figure: BF 17.01.14) and no other fencing shall be erected without the prior written approval of the Planning Authority.
- (9) Unless otherwise agreed in writing by the Planning Authority, no development shall commence until a Contaminated Land Assessment has been submitted to and approved in writing by the Planning Authority. Before the development is brought into use, any necessary remedial works to make the ground safe shall be carried out in accordance with an approved remediation strategy, and any necessary remediation completion report/validation certificate shall be submitted to and approved in writing by the Planning Authority.
- (10) For the avoidance of doubt, the proposed boundary fencing as shown on the approved boundary fencing plan (Figure: BF 17.01.14) shall not include any means by which to provide access to the site.

Reason(s):-

- (1) As these drawings and details constitute the approved development.
- (2-4, 6-8) To safeguard the visual amenity of the area and/or the setting of the Antonine Wall World Heritage Site.
- (5,10) For the avoidance of doubt.
- (9) To ensure that the ground is suitable for the proposed development.

Informative(s):-

- (1) 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.
- (2) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01 , 02 , 03C and 04B.
- (3) SEPA have advised that the existing Waste Management Licence will require to be modified prior to any waste being stored in the area being applied for.
- (4) SEPA have advised that the existing waste treatment area will require to be appropriately sized to accommodate the increase in site area.
- (5) SEPA have advised that details of their regulatory requirements and good practice advice can be found on their website at www.sepa.org.uk/planning.aspx. Alternatively the operations team at the local SEPA office can be contacted at:- Bremner House, the Castle Business Park, Stirling FK9 4TF on telephone: 01786 452595.
- (6) The Coal Authority have advised that the proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include:- mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); and mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from the Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0845 762 6848. Further information is available on the Coal Authority website www.coal.decc.gov.uk.

- (7) Corporate and Neighbourhood Services have advised that the proposed compensation works at Loch Park will require suitable measures to be put in place to safeguard the existing users of the adjacent play facilities, and to protect the individual trees on the site from compaction around their bases from machinery and stored/excavated materials. In addition, the adjacent road and car parking area will require to be swept routinely during the works.

P155. ERECTION OF CLASS 1 SHOP UNIT WITH ASSOCIATED ACCESS, CAR PARKING, SERVICE YARD AND EXTERNAL WORK ON LAND TO THE NORTH OF ALDI FOODSTORE LTD, REDBRAE ROAD, FALKIRK FOR TJ MORRIS LIMITED/ BRUCE WEIR HOLDINGS LTD - P/13/0766/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of a class 1 shop unit with associated access, car parking, a service yard and external work on land to the north of the Aldi Foodstore Ltd, Redbrae Road, Falkirk

Decision

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

- (1) The development to which the permission relates must be begun within three years of the date of the permission.
- (2) Before the building is occupied, the car parking shown on the approved plan shall be completed.
- (3) Development shall not begin until details of the scheme of hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include (as appropriate):-
 - (i) existing and finished ground levels in relation to a fixed datum, preferably ordnance;
 - (ii) existing landscaping features and vegetation to be retained and, in the case of damage, restored;
 - (iii) location and design, including materials, of walls, fences and gates;
 - (iv) soft and hard landscaping works; and
 - (v) existing and proposed services such as cables, pipelines, sub-stations.
- (4) Prior to any works on site, further information shall be submitted to and approved in writing by the Planning Authority as to the minimisation of light pollution from the premises.
- (5) Before the development commences, details of the phasing of the proposed development and the location(s) of the works compound and construction vehicle parking and access arrangements shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
- (6) Before the development commences, full details of the colour and specification of all proposed external finishes for all buildings, structures and hardsurfaces shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
- (7) Before the development commences, full details of the colour and specification of all proposed walls, fences, gates and any other means of enclosure shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

- (8) Notwithstanding the approved plans, before the development commences, a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:-
- (i) an indication of any existing trees, shrubs and hedges to be removed, those to be retained and, in the case of damage, proposals for their retention;
 - (ii) the location of all new trees, shrubs, hedges and grass areas;
 - (iii) a schedule of plants to comprise species, plant sizes and proposed numbers/species; and
 - (iv) a programme for the completion and subsequent management and maintenance for all proposed landscaping and boundary treatments.

The landscaping plan shall be implemented in accordance with an approved phasing plan.

- (9) Before occupation of the retail unit, exact details of any proposed ventilation system and measures to be employed to control noise emission from all proposed plant/equipment and HGV deliveries shall be submitted to and approved in writing by the Planning Authority. Thereafter, all plant/equipment shall be installed, operated and maintained, and all HGV deliveries carried out, in accordance with the approved details.
- (10) All proposed roads, cycleways, traffic signals, roadmarkings, street lighting, footways/footpaths and road crossings to be adopted by Falkirk Council shall be constructed in accordance with the Falkirk Council Design Guidance and Construction Standards.
- (11) Cycle parking shall be provided on the site at location(s) and in accordance with details, including the number and design, submitted to and approved in writing by the Planning Authority.
- (12) 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.
- (13) For the avoidance of doubt, the proposed footway along the western side of Redbrae Road to the site access shall be constructed to adoptable standards and be at least 2 metres in width.
- (14) Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to the Travel Plan Framework.

- (15) Prior to the commencement of any works, full details of the finalised SUDS scheme shall be submitted for the written approval of the Planning Authority, in consultation with SEPA, and all works shall be carried out in accordance with the approved scheme.
- (16) Prior to any works on site, further details shall be submitted to and approved in writing by the Planning Authority as to the finalised street lighting system to be employed.
- (17) No development shall take place within the development site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. This should take the form of mitigation measures in the report by Tom Davis and Thomas Rees produced for James Barr as part of the site assessment.

Reason(s):-

- (1) To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
- (2,14) To ensure that adequate car parking is provided.
- (3,4,9) To safeguard the environmental amenity of the area.
- (7,22) To ensure that adequate traffic management provision is secured.
- (5-8) To safeguard the visual amenity of the area.
- (6) In the interests of residential amenity.
- (10-11, 13) To safeguard the users of the public highway.
- (12) To ensure the ground is suitable for the proposed development.
- (15) To ensure adequate protection of the water environment from surface water run-off.
- (16) The development would not be acceptable without these additional works.
- (17) To enable the Planning Authority to consider this/these aspect(s) in detail.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03, 04, 05, 06, 07, 08 and 09A.

- (2) The applicant should consult with the Development Services Roads Unit to obtain Roads Construction Consent before any potentially adoptable road or addition to an existing road is constructed.
- (3) Your attention is drawn to the provisions of the Disability Discrimination Act 1995. The permission does not imply that your proposals satisfy the requirements of that legislation.
- (4) It is recommended that the applicant should consult with the Development Services Environmental Health Division concerning the proposal in respect of noise legislation which may affect this development.
- (5) It is recommended that the applicant should consult with the Development Services Environmental Health Division concerning the proposal, as legislation relating to the spread of dust is likely to affect the development.
- (6) The applicant shall ensure that noisy work which is audible at the site boundary shall **ONLY** be conducted between the following hours:-

Monday to Friday	08:00 - 18:00 Hours
Saturday	09:00 - 17:00 Hours
Sunday / Bank Holidays	10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.

- (7) The applicant is advised to contact Network Rail's Asset Protection Engineer for approval prior to any works on site.