

P99. AMENDMENT TO PLANNING PERMISSION F/2004/0663 (SUBSTITUTION OF HOUSETYPE PLOT 207-238) WHICH INCORPORATES AN ADDITIONAL 6 DWELLINGS ON LAND SOUTH WEST OF 8 KIRKLAND DRIVE, KIRKLAND DRIVE, STONEYWOOD FOR OGILVIE HOMES – P/14/0471/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the substitution of the house types on 26 previously approved housing plots (detached dwellinghouses) (planning permission F/2004/0663) and the incorporation of six additional dwellinghouses of a mix of detached, semi detached and terraced properties on land south west of 8 Kirkland Drive, Stoneywood, Denny.

Decision

The Committee agreed that it is MINDED to GRANT planning permission subject to the satisfactory conclusion of a legal agreement/planning obligation in respect of an education contribution in the sum of £15,600 (index-linked) towards the future upgrade of Denny Primary School.

Thereafter, on conclusion of the foregoing matter, 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 this 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) The proposed development shall be carried out in accordance with the remedial measures and validation procedures detailed in the Remediation Statement prepared by Mason Evans Partnership Limited, dated January 2001, approved by the Planning Authority in respect of planning application ref: F/2004/0663.
- (3) Before the development commences, a scheme of hard and soft landscaping works shall be submitted to and approved in writing by the Planning Authority. Details to be submitted 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) The height, location and construction of all proposed walls, fences and other means of enclosure;
 - (iv) Soft and hard landscaping works;
 - (v) A proposed scheme for subsequent management and maintenance; and
 - (vi) Proposals to provide for public access and related facilities within the open space areas.

Thereafter, the development shall be carried out in accordance with the approved details and a timescale(s) to be approved in writing by the Planning Authority. No existing planting shall be removed prior to approval of the scheme of landscaping works.

- (4) Before the development commences, a fence shall be erected in a position to be agreed with the Planning Authority around the tree crown spread of the trees to be retained (if relevant) and no materials, vehicles, plant or machinery shall be stored or any excavations carried out within the fenced off areas.
- (5) The residential units shall be protected so that externally generated noise does not cause internal noise levels to exceed 45dB(A) Leq 1 hour for the time between 0800 hours and 2000 hours and 35dB(A) Leq 1 hour for the time between 2000 hours and 0800 hours.
- (6) All driveways shall be constructed with a maximum gradient of 1:10 and shall be constructed to ensure that no surface water or loose material is discharged onto the public road. The first two metres of each driveway adjoining the public road shall be paved.
- (7) All road and footway construction shall be carried out in accordance with the "Design Guidelines and Construction Standards for Roads in the Falkirk Council Area".