

AT

BADCUR COTTAGE

AVONBRIDGE ROAD

A VONBRIDGE

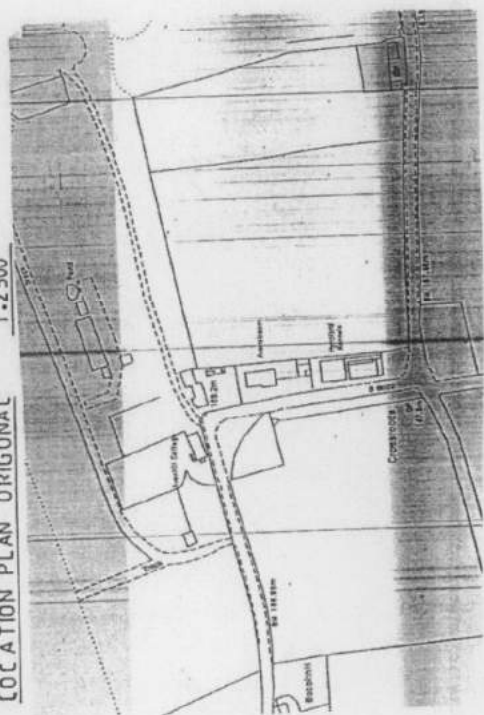
DRG No 1 BLOCK AND LOCATION PLAN

SCALE 1:200 1:2500 MAY 10

LOCATION PLAN PROPOSED 1:2500



LOCATION PLAN ORIGINAL



BLOCK PLAN 1:200

SPECIFICATION

ROAD :- ROAD CONCRETE ROAD TILES
 WALLS :- PLATE COLOURED EMULSION ON
 CHALKED BLOCKS WITH PINK
 BLUE ASFF COLOUR UNDER
 WINDOW :- BROWN U.P.C
 DOORS :- BROWN U.P.C
 FLOOR :- BROWN U.P.C
 RAINWATER TILES :- BROWN U.P.C
 DRIVE / FOUNTAINS :- PINK BLOCK MARBLE
 POOL :- 1 m HIGH 7 STEPS AND
 WIFE
 ACCESS :- TO ROAD SPECIFICATION

ORANGE: SEPTIC TANK WITH
SONARWAY OUTLET.
1400000: CALOR GAS TANK.

REAR ELEVATION

PROPOSED HOUSE \underline{AT}

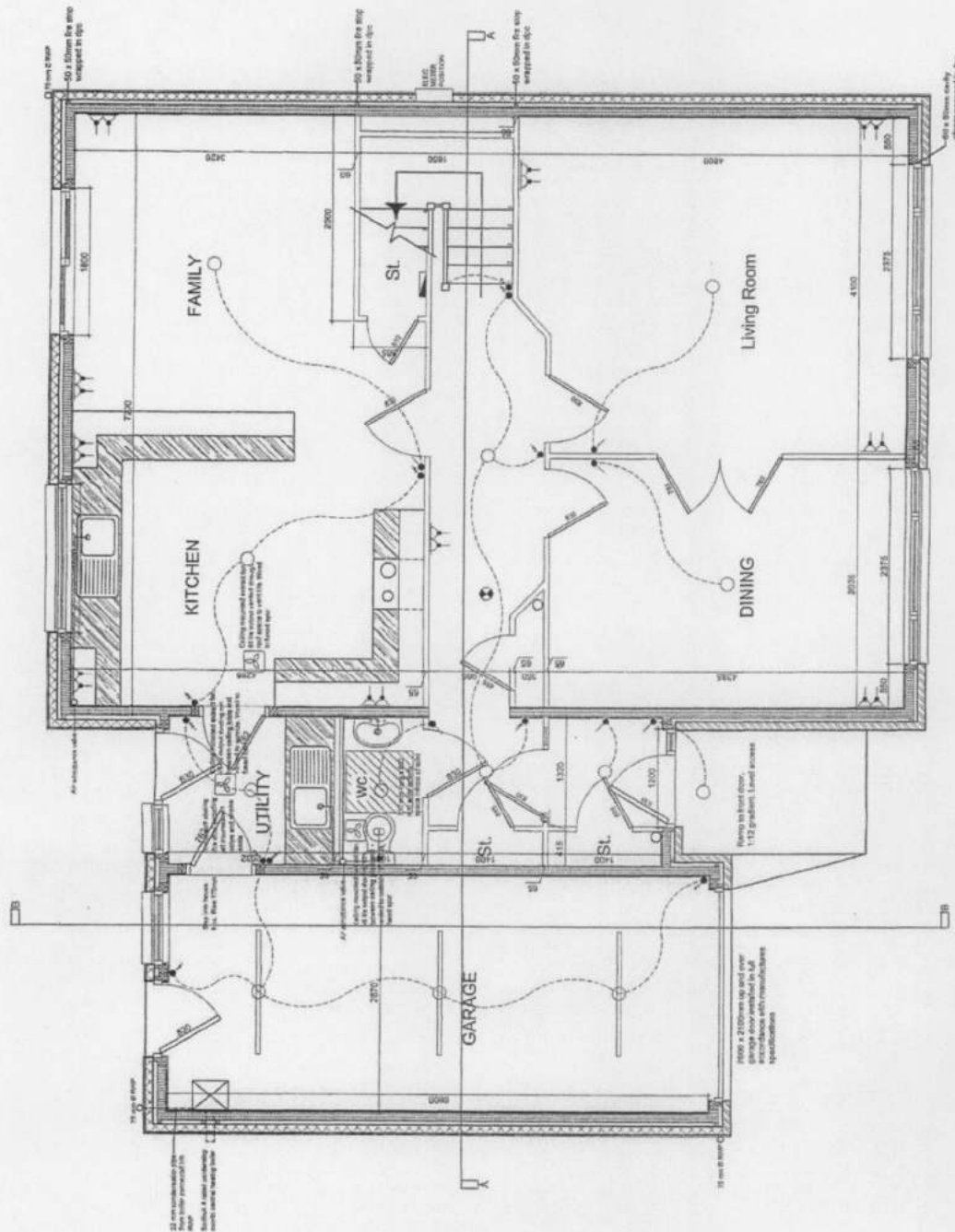
BADCUR COTTAGE

A. VONBRIDGE ROAD



AVONBRIDGE

ORG N°3 GROUND FLOOR LAYOUT

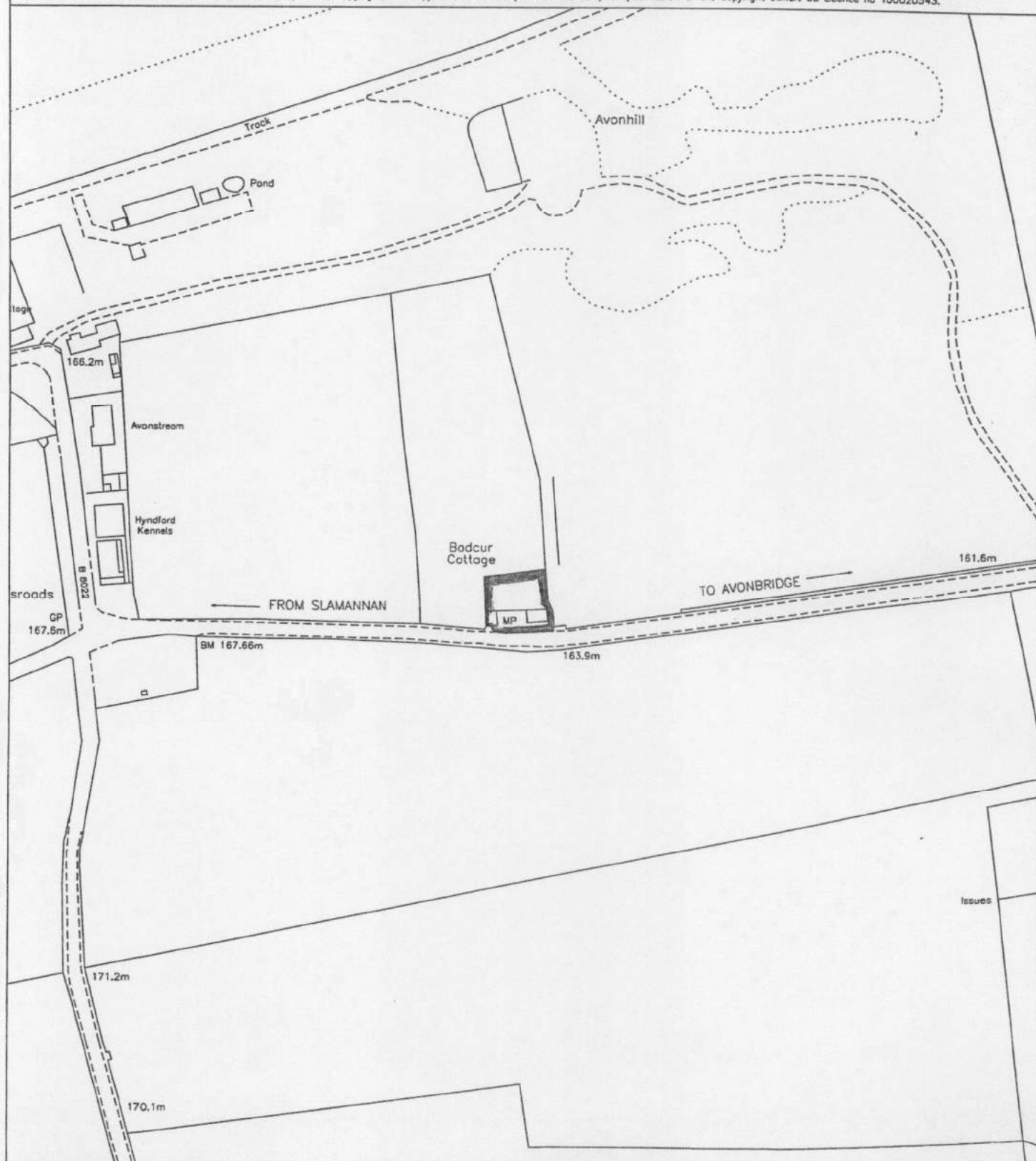
SCALE 1:50 MAY 10



GROUND FLOOR PLAN

 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	3821 22/7/2010	STG63561
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	Scale
		1/2500
NS8971 NS8972		Survey Scale
		1/2500

CROWN COPYRIGHT © - This copy has been produced from the ROS Digital Mapping System on 22/07/2010 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100020543.



PROPOSED HOUSE

AI

BADCUR COTTAGE

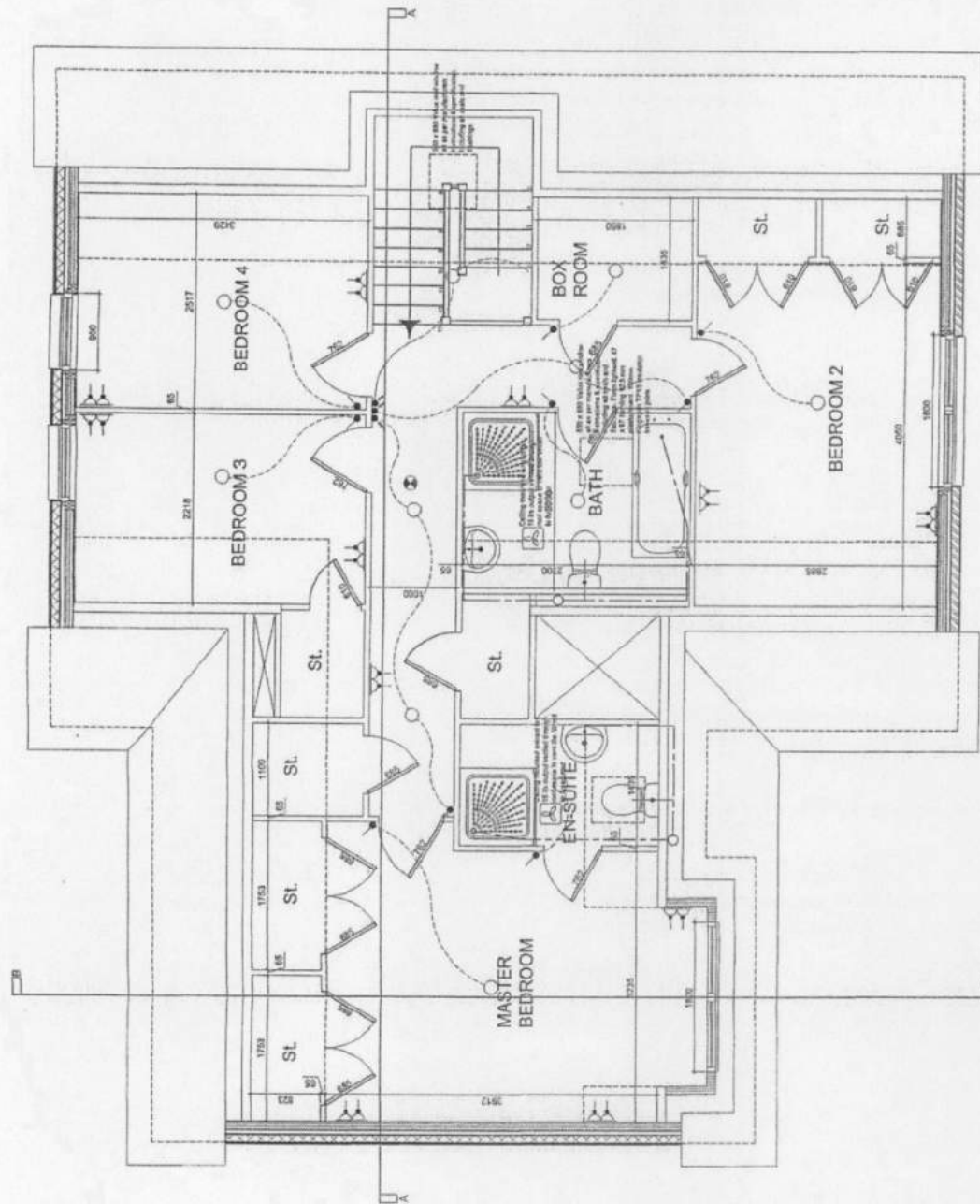
AVONBRIDGE ROAD

AVONBRIDGE

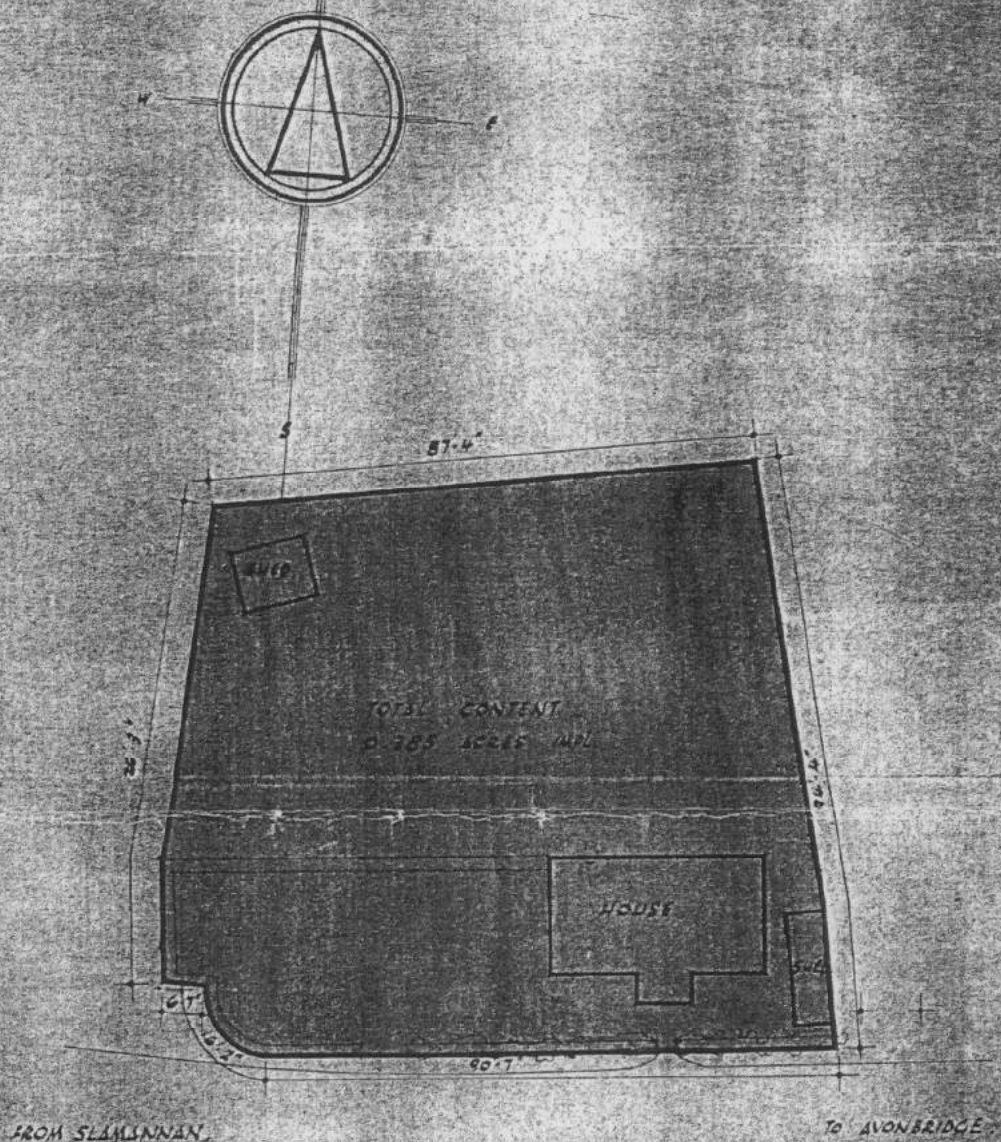
DRG N° 4 UPPER FLOOR LAYOUT

SCALE 1:50 MAY:10

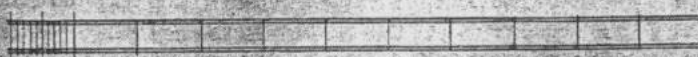
16



FIRST FLOOR PLAN



10 0 10 20 30 40 50 60 70 80 90 100



SCALE : 1 = 250

This is the Plan referred to in the foregoing Disposition by Mrs. Grace Weir or Whyte and Others, as Trustees of the late William Hastie Whyte, with consent of Mrs. Margaret Barr, in favour of Crawford Allingham and Mrs. Janet Allingham dated 11th and 20th July and 3rd August 1956.

MM-EC Geoenvironmental Ltd
Langshiel
Westerhill
Perth
PH1 1DH

Our Ref: 10592

Date: 5 March 2015

Aitken Laboratories Ltd
Castlehill
Bank Street
Slamannan
FK1 3EZ

Dear Sirs,

**PROPOSED RESIDENTIAL DEVELOPMENT
BADCUR COTTAGE, AVONBRIDGE
COAL MINING RISK ASSESSMENT**

Introduction & Background

Mr J McGlynn is proposing the construction of a residential property on a land plot to the west of Avonbridge. MM-EC Geoenvironmental Ltd was appointed by Aitken Laboratories Ltd, on behalf of the developer, to conduct a desk-based mineral stability assessment for the proposed development. The site is centred approximately on NGR NS 8966 7220.

Sources of Information

The desk-based study included an examination of published geological and mining data together with a Coal Authority Report.

The following tasks were undertaken during the course of the investigation:

- Review of geological maps (NS87SE);
- Review of Coal Authority Report (a copy of the report is appended);
- Review of economic geology memoirs and borehole records held at the BGS (British Geological Survey).

Identification and Assessment of Coal Mining Risks

The table below summarises the potential risks associated with coal mining legacy for the proposed development site, identified from the sources listed above.

Coal Mining Issue	Yes	No	Risk Assessment
Underground coal mining (recorded at shallow depths)		✓	Refer below for details
Underground coal mining (possible at shallow depths)		✓	
Mine entries (shafts and adits)		✓	
Coal mining geology (fissures)		✓	
Record of past mine gas emissions		✓	
Recorded coal mining surface hazard		✓	
Surface mining (opencast workings)		✓	

The published geological maps for the area indicate the superficial deposits beneath the site comprise glacial till which typically consists of a stiff sandy clay with rock fragments up to boulder size. The thickness of the superficial deposits is estimated from old borehole records to be in the order of 5-10 metres.

The underlying solid geology comprises sedimentary strata representative of the Lower Coal Measures Formation, consisting of cyclical sequences of sandstone, siltstone, mudstone and seatrocks with several seams of coal and ironstone. A quartz dolerite (associated with the Lenzie-Torphichen dyke) igneous intrusion is present immediately to the north east of the site. The general dip of the rock strata is to the south west at angles in the order of 8 degrees.

The following general strata section for the area has been determined from the Economic Geology Memoir:

Stratigraphic Group	Stratum	Approximate Thickness (m)	Comments
LOWER COAL MEASURES	Balmoral Coal of Slamannan	0.46	Smithy or household coal which is practically exhausted in the region. Seam outcrop is about 440m to the south west and does not therefore underlie the site.
	Strata	20	
	Mill or Auchingane Coal	0.30	Seam has a fairly constant thickness but has not been worked in the region. Seam outcrop estimated to be about 300m to the south west and therefore does not underlie the site.
	Strata	64	These strata have been proved in an old borehole. The only coal seam of note was thin (0.33m) and was recorded about 47m below the Mill Coal. The seam had been fouled by the underlying igneous.

The site lies within an area of historic mining activity however there are no records of any shallow (within 30 metres of rockhead) workings.

There are no records of any abandoned mine entries within or close to the site

The Coal Authority report states:

According to the records in our possession, the property is not within the likely zone of physical influence on the surface from past underground workings. However the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity.

There are no known coal mine entries within, or within 20 metres of, the boundary of the property. Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

The presence of unrecorded extraction below the site is considered unlikely due to the absence of economic coal seams at shallow depth. The only coal seam which may be present at shallow depth is reported to be thin and has been fouled due to the proximity of an igneous intrusion.

Mitigation Strategy Proposed

There are no coal seams of economic value at shallow depth beneath the site and therefore no mitigation measures are considered necessary.

In areas of past mining activity the possible presence of unrecorded mine entries cannot be completely discounted. It is therefore recommended that all formations exposed during site preparatory and construction work are examined by suitably experienced personnel such that anomalous ground conditions, possibly representing an abandoned mine entry, can be identified, assessed and subject to further investigation if deemed necessary.

Conclusion

The site lies within an area of historic mineworkings however there are no records of any shallow (within 30 metres of rockhead) workings. The presence of unrecorded extraction below the site is considered unlikely due to the absence of economic coal seams at shallow depth. The mineral support conditions beneath the site are therefore considered to be satisfactory.

-ooOoo-

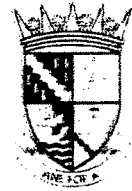
MM-EC Geoenvironmental Ltd wishes to thank Aitken Laboratories Ltd for the opportunity to prepare this report and trust that it meets with your requirements. However, should you wish to discuss the contents of the report then please do not hesitate to contact the undersigned.

Yours faithfully,



Steven Curran
MM-EC Geoenvironmental

Reference No. P/15/0072/FUL



**Town and Country Planning (Scotland) Act 1997 as Amended
Issued under a Statutory Scheme of Delegation.**

Falkirk Council

Refusal of Planning Permission

Agent

Lowland Planning Associates
FAO Anne Cunningham
5 West Terrace
Blackness
Linlithgow
EH49 7NN

Applicant

Mr John McGlynn
118 Main Street
Plains
Airdrie
ML6 7JQ

This Notice refers to your application registered on 12 February 2015 for permission in respect of the following development:-

Development **Erection of Dwellinghouse at**

Location **Land To The East Of Avonhill Lodge, Falkirk**

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://eplanning.falkirk.gov.uk/online/>

In accordance with the plans docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):

1. The application does not accord with policies EQ19, SC03 and EQ23 of the adopted Falkirk Council Local Plan and policies CG01, CG03 and GN02 of the Falkirk Local Development Plan - Proposed Plan as it has not been demonstrated that a countryside location is essential for the proposed dwellinghouse and the proposed dwellinghouse is not considered to represent an appropriate infill opportunity. The proposed development therefore represents unjustified development in the countryside.
2. The proposal would result in vehicular access onto a rural road at a position with high vehicle speeds, leading to an increase in vehicular and pedestrian traffic, all to the detriment of road safety.

Informatives:

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03A, 04 and 05.

24 April 2015



Director of Development Services



**The Coal
Authority**

200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 0345 762 6848

Web:

<https://www.gov.uk/government/organisations/the-coal-authority>

ASSESSMENT OF THE DEVELOPMENT IN RELATION TO COAL MINING LEGACY

Development High Risk Area

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. A Coal Mining Risk Assessment has been carried out and subsequently reviewed by the Coal Authority.

Where appropriate, conditions have been imposed in accordance with the recommendations of the Coal Authority and Coal Mining Risk Assessment. The Council will consult the Coal Authority on your application for the discharge of these conditions prior to authorising commencement of development.



Date: 11 May 2011
Our Ref: SB/SMcG

Falkirk Council
Law & Administration Services

Mr John McGlynn
118 Main Street
Plains
Airdrie
ML6 7TQ

Enquiries to: Shona Barton
Direct Dial: 01324 506116
Fax No: 01324 506071
e-mail: shona.barton@falkirk.gov.uk

Dear Mr McGlynn,

**LOCAL PLANNING REVIEW COMMITTEE – PLANNING APPLICATION
P/10/0335/FUL, ERECTION OF DWELLINGHOUSE, LAND TO THE
EAST OF AVONHILL LODGE, FALKIRK**

I refer to the meeting of the Planning Review Committee held on 17 March 2011 to consider the request for review of the above planning application. The Committee **AGREED** to reverse the decision of the Planning Authority and granted Planning permission subject to conditions.

I now enclose a copy of the decision notice in relation to the application.

I also enclose information on how to appeal if you are unhappy with the decision taken by the Planning Review Committee.

Please do not hesitate to contact me if you require any further information.

Yours sincerely

[Redacted Signature]
Committee Services Officer
for Acting Director of Law and Administration Services

Enc.

Acting Director: Rose Mary Glackin

Municipal Buildings,
Falkirk FK1 5RS
LP 1 Falkirk-2.
Telephone: 01324 506070
Fax: 01324 506071

www.falkirk.gov.uk

AGENDA ITEM 1
DRAFT

FALKIRK COUNCIL

MINUTE of MEETING of the PLANNING REVIEW COMMITTEE held in the MUNICIPAL BUILDINGS, FALKIRK on WEDNESDAY 2ND FEBRUARY 2011 at 2.00 P.M.

PRESENT: Councillors Buchanan, Constable, McLuckie and McNeill.

CONVENER: Councillor Buchanan.

ATTENDING: Legal Services Manager (I Henderson); Development Management Co-ordinator (B Whittle); Senior Planning Officer (J Milne); Roads Development Co-ordinator, and Committee Services Officer (S Barton).

APOLOGY: Councillor Oliver.

DECLARATION OF INTEREST: None

PRC15. MINUTE

There was submitted (circulated) and **APPROVED** Minute of Meeting of the Planning Review Committee held on 25 November 2010.

PRC16. OPENING REMARKS

The Convener welcomed everyone in attendance to this meeting of the Planning Review Committee and following a short introduction asked Mr Henderson, Legal Services Manager, to provide a summary of the procedure to be followed at the Committee.

PRC17. APPLICATION FOR REVIEW – ERECTION OF DWELLINGHOUSE AT LAND TO THE EAST OF AVONHILL LODGE, FALKIRK FOR MR JOHN MCGLYNN – P/10/0335/FUL

There were submitted documents (circulated) in relation to the Application for Review submitted by Mr John McGlynn for the erection of a dwellinghouse at land to the east of Avonhill Lodge, Falkirk.

After discussion and having heard advice from Mr Henderson and Mr Whittle, the Committee **AGREED:-**

- (1) that they did not have sufficient information to allow them to make a determination, therefore the matter be continued to a future meeting of the Committee on a date to be agreed;

- (2) that further information in the form of a written submission, be provided by the applicant clarifying the justification for development of a dwellinghouse in a countryside location along with any photographic or other relevant evidence of previous dwellings or constructions on the site;
- (3) that further information in the form of a written submission, be provided by the Planning Authority detailing information on any planning consents which have previously been issued for the site, along with any photographic or other relevant evidence of previous dwellings or constructions on the site;
- (4) that the information requested be submitted within a period of 21 days from the request being made, and
- (5) to conduct an unaccompanied inspection of the site in question and of properties referred to in the original application for review.

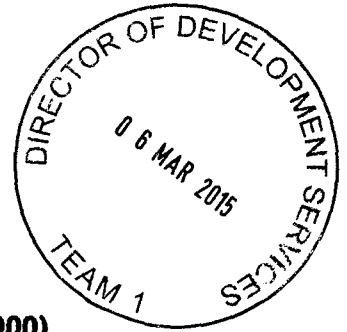
PRC18. APPLICATION FOR REVIEW – SUB-DIVISION OF PLOT AND ERECTION OF NEW DWELLINGHOUSE AT RUMAH, SHIELDHILL ROAD, REDDINGMUIRHEAD, FALKIRK, FK2 0DU FOR MR D DONALDSON – P/10/0306/PPP

There were submitted documents (circulated) in relation to the Application for Review submitted by Wilson and Wilson on behalf of Mr D Donaldson for the sub-division of plot and erection of a new dwellinghouse at Rumah, Shieldhill Road, Reddingmuirhead, Falkirk.

After discussion and having taken advice from Mr Henderson and Mr Milne, the Committee **AGREED** that they had sufficient information within the agenda papers and from the site photograph presentation given by Mr Milne, and considered:-

- (1) the terms of the Polmont and District Local Plan, the Falkirk Council Local Plan Finalised Draft (Deposit Version) and the Adopted Falkirk Council Local Plan;
- (2) the 4 objections raised in relation to the application, including one from the local Community Council;
- (3) the responses from the statutory consultees – Scottish Water, Environmental Health and the Roads Section;
- (4) the concerns of the Roads Section over visibility splays, and
- (5) the detrimental impact on road safety of the creation of a new vehicular access in this location.

After discussion, the Committee **AGREED** that the decision of the Director of Development Services to **REFUSE** planning permission be **UPHELD** and that the preparation of the decision notice be delegated to the Acting Director of Law and Administration Services.



Falkirk Council Questionnaire
Redevelopment of Agricultural Buildings and Steadings
Planning Advice Note 33: Development of Contaminated Land (2000)

Planning Application Number:	Yes/No
1. Is asbestos known to be present in the fabric of any of the buildings or within ground?	NO
2. Has any part of the site been used for the storage of fuel?	NO
3. Have there been any known leaks/spillages of fuel with the site or in close proximity?	NO
4. Has any part of the site been used for the storage of agricultural chemicals such as preservatives, pesticides or herbicides?	NO
5. Have there been any known leaks/spillages of agricultural chemicals within the site or in close proximity?	NO
6. Has any part of the site been used for sheep dipping, storage or disposal of sheep dip chemicals?	NO
7. Has any part of the site been used for the disposal of solid farm waste? e.g. slurry pits	NO
8. Has any part of the site been used for the disposal of liquid wastes or washings other than to an approved drainage system?	NO
9. Has the site been used to store/maintain vehicles?	NO
10. Has there been any building fires or bonfires on the site?	NO
11. Has any part of the site been used for disposal of animal carcasses?	NO
12. Has any part of the site been used for silage disposal/storage?	NO
13. Has any part of the site been used for disposal of unused animal vaccinations?	NO

14. If you have answered yes to any of the above questions please give details below.
Please give source of information used to answer these questions.
(continue overleaf if necessary):

14. Continued

Signed

[Redacted Signature]

Date

6th March 2015

Name (Block Capitals)

ANNE P. CUNNINGHAM (AGENT)

Thank you for completing this questionnaire, please return it to Development Services, Falkirk Council, Abbotsford House, Davids Loan, Falkirk, FK3 7YZ, or dc@falkirk.gov.uk ensuring your Planning Application Number is clearly marked.

*Please note that the information detailed above will be considered when determining whether a detailed Contaminated Land Risk Assessment will be required to be submitted as part of the Planning Application Conditions.