

P107. Alterations and Extension to Garage and Car Showroom at Beancross Road, Grangemouth FK3 8YF for Arnold Clark Automobiles Ltd - P/16/0547/FUL (Continuation)

With reference to Minute of Meeting of the Planning Committee held on 23 November 2016 (Paragraph P95 refers), Committee (a) gave further consideration to a report to that meeting 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 alteration and extension of an established garage/car show room on Beancross Road, Grangemouth.

Decision

The Committee agreed to grant full planning permission subject to the following conditions as well as an informative requiring that signage to the satisfaction of the Director of Development Services, be erected directing delivery drivers to the off site compound:-

- (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) (i) No development shall commence on site unless otherwise agreed with the Planning Authority until a contaminated land assessment has been submitted and approved. The assessment must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Any potential risks to human health, property, the water environment and designated ecological sites should be determined. The contaminated land assessment must be approved in writing by the Planning Authority.**
 - (ii) Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy should be submitted to the Planning Authority demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination. The scheme must be approved in writing by the Planning Authority.**
 - (i) Prior to the commencement of development of the site, the remediation works must be carried out in accordance with the terms and conditions of the remediation scheme, and as agreed by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate endorsed by the relevant parties have been submitted to, and agreed in writing by, the Planning Authority.**

- (iv) If unexpected contamination is found after development has begun, development of the affected part of the site must stop. The developer must notify the Planning Authority immediately and carry out a contaminated land assessment, and undertake any necessary remediation works, before development of the affected part of the site may continue.
- (3) No development shall commence on site until a detailed proposal for diverting or bridging the culvert, running under the extension hereby approved, has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development shall proceed in accordance with the approved proposal, unless otherwise agreed in writing.

Reasons:-

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

Informatives:-

- (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 - 05, 06A, 07, 08 and Supporting Documents.