

P81. Erection of 43 Social Houses including all Associated Roads, Footpaths and Services on Land to the West of Falkirk High School, Blinkbonny Road, Falkirk for Falkirk Council - P/17/0715/CPL

The Committee considered a report by the Director of Development Services on an application seeking confirmation that an application for planning permission is not required for the proposed development of 43 dwellings (including 19 x 2 bed houses, 10 x 3 bed houses, 2 x 4 bed houses, 8 x 2 bed flats and 4 x 1 bed flats) on land to the west of Falkirk High School, Blinkbonny Road, Falkirk.

Decision

The Committee agreed that a Certificate of Lawfulness be issued for the following reason:-

- (1) The proposed development complies with Part 12, Class 33(a) of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as Amended, in that the works for the erection of dwellings conform to the Falkirk Local Development Plan 2015.**

Informatives:-

- (1) For the avoidance of doubt, the plans to which the decision refers bear the online reference numbers 01, 02, 03A, 04A, 05A, 06, 07A, 08, 09A, 10, 11, 12, 13, 14, 15, 16, 17 and 18.**
- (2) For the avoidance of doubt the development must be carried out in accordance with all of the supporting documents and plans submitted as part of the application.**
- (3) All windows marked with obscure glazed should be constructed as such and retained thereafter as obscure glazed.**
- (4) 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 - 19:00 Hours
Saturday	08:00 - 13:00 Hours
Sunday / Bank Holidays	No noise audible at site boundary

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

- (5) A developer contribution of £27,000 shall be paid towards A803 Corridor Improvement Works.**

A developer contribution of £70,707 shall be paid towards Open Space Improvement Works.

A developer contribution of £24,100 shall be paid towards Nursery Provision.

All contributions are to be paid in accordance with a timetable to be agreed by the applicant and Local Planning Authority, prior to commencement of development on site.