



AGENDA ITEM

7

**Erection of 5 Flatted Dwellinghouses
and Associated Infrastructure at Land
to South of 7 Shore Road, Shore Road,
Airth for Gean Developments –
P/17/0781/FUL**

ANE FOR A'

FALKIRK COUNCIL

Subject: ERECTION OF 5 FLATTED DWELLINGHOUSES AND ASSOCIATED INFRASTRUCTURE, AT LAND SOUTH OF 7 SHORE ROAD, SHORE ROAD, AIRTH FOR GEAN DEVELOPMENTS - P/17/0781/FUL

Meeting: PLANNING COMMITTEE

Date: 20 March 2018

Author: DIRECTOR OF DEVELOPMENT SERVICES

Local Members: Ward - Carse, Kinnaird and Tryst

Councillor Gary Bouse
Councillor Joan Coombes
Councillor Jim Flynn
Councillor Laura Murtagh

Community Council: Airth Parish

Case Officer: Julie Seidel (Planning Officer), Ext. 4880

1. DESCRIPTION OF PROPOSAL / SITE LOCATION

- 1.1 This application relates to the erection of 5 flatted dwellinghouses at Shore Road, Airth. The application site is a gap site within centre of the Airth conservation area.
- 1.2 The proposed development is of traditional design and materials to reflect the character of the surrounding village centre and conservation area. The proposal is in the form of an 'L' shaped block, 2 storeys in height. Access is to be taken via a shared access off Shore Road. This access also serves the adjacent building.

2. REASON FOR COMMITTEE CONSIDERATION

- 2.2 The application was called in for determination by the Planning Committee by Councillor Murtagh, for the following reason:
- Concerns due to parking and traffic in this location. Extremely congested street with known traffic history. Preference for Members of the Committee to attend a site visit in order to make a full assessment of the location.

3. SITE HISTORY

- 3.1 A planning application (Ref: 06/0021/FUL) for the erection of 6 flats was granted planning permission on 13 November 2006. This subsequently lapsed without the permission being implemented.

- 3.2 A planning application (Ref: P/16/0783/FUL) for the erection of 5 dwellinghouses and associated infrastructure was withdrawn on 10 February 2017.

4. CONSULTATIONS

- 4.1 Falkirk Council's Children's Services (Education) have no objection to the proposed development.
- 4.2 Falkirk Community Trust Museum Services have no objection to the proposed development.
- 4.3 The Coal Authority have no objection to the proposed development.
- 4.4 Falkirk Council's Roads Development Unit advise that there would be adequate parking on site to serve the proposed flats (9 no. parking spaces). However, a visitor parking space generated by development would not be provided on site.

The Unit note that there is an existing footway crossing located on Shore Road, which would be widened to provide access to the site. At present, the footway crossing leads to a private access serving a parking area situated to the rear of the adjacent property. The private access would be improved and shared between the development site and adjacent property. Visibility from the existing access in a southerly direction is poor, being restricted by the adjacent building. Visibility in a northerly direction meets the required standard. The Unit advise that the proposed development could increase the likelihood of an accident occurring. The Unit advise of planning conditions to be attached to any granting of planning permission.

- 4.5 Scottish Water have no objection to the proposed development.
- 4.6 Falkirk Council's Environmental Protection Unit have no objection to the proposed development.

5. COMMUNITY COUNCIL

- 5.5 The Airth Parish Community Council made the following comments in relation to the planning application:
- The changes to the development from the last application stage are welcomed and it is requested that external materials are of a standard and quality appropriate to the surrounding conservation area;
 - The Community Council note that 9 no. spaces will be provided on site, but raise concerns in relation to visitor parking. Shore Road is very congested, only 4 of the properties on the street have off-street parking and there are two marked disabled bays for residents. The site is in close proximity to the pharmacy, post office and shops. Customers and staff use the street to park. Additional parking should be provided within the application site; and
 - It is requested that there should be restrictions in relation to the delivery of materials to the site, to safeguard children using the surrounding footpath network.

6. PUBLIC REPRESENTATION

6.1 In the course of the application, 1 objector submitted a letter to the Council. The salient issues are summarised below:

- The application is not an allocated housing site in the Local Development Plan;
- The proposed materials are not appropriate to the setting of the conservation area;
- Impact on surrounding properties. The building is too close to the boundary causing safety and access issues;
- No boundary details or measures to protect trees within the conservation area have been submitted;
- No soft landscaping proposed;
- Impact on the privacy of surrounding properties as the windows would look into neighbouring windows and garden ground;
- Increased security risk and lack of suitable lighting;
- Noise during construction;
- Inadequate parking and no provision for disabled parking. Already pressure for on-street parking in surrounding area;
- Impact on the road network as a result of traffic generation;
- Unacceptable impact on schools, GP practices/medical provision
- This application should be considered in relation to other housing development within Airth.

7. DETAILED APPRAISAL

Under section 25 of the Town and Country Planning (Scotland) Act 1997, as amended, the determination of planning applications for local and major developments shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Accordingly,

7a The Development Plan

7a.1 The Falkirk Local Development Plan (LDP) was adopted on 16 July 2015. It includes a number of supplementary guidance documents which also have statutory status as part of the Development Plan. The proposed development was assessed against the following policy or policies:

7a.2 Policy HSG01 - 'Housing Growth' states:

1. *The Council will aim to achieve an average housing growth of 675 dwellings per year across the Council area over the Plan period, and will ensure that a five year effective land supply is maintained;*
2. *The Council will monitor and update the effective housing land supply figures annually to make sure that a minimum five year supply is maintained at all times. If this Housing Land Audit process identifies a shortfall in the effective land supply, the Council will consider supporting sustainable development proposals that are effective, in the following order of preference:*

- *Urban Capacity sites*
- *Additional brownfield sites*
- *Sustainable greenfield sites*

In doing so, account will be taken of other local development plan policies and of any adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.

3. *The overall scale of housing allocations in each settlement area to meet the target level of growth, including flexibility, will be as shown in Figure 3.1.*
4. *The specific sites where new housing will be promoted are listed in the Settlement Statements, and detailed in the Site Schedule in Appendix 1.*
5. *The locations for most significant growth are identified as Strategic Growth Areas (SGAs). Within these areas, the preparation of development frameworks, masterplans and briefs, as appropriate, and the co-ordination of social and physical infrastructure provision, will be a particular priority. Site requirements are set out in Appendix 2.*

7a.3 The application is supported by policy HSG01 'Housing Growth', as the proposed flats would contribute to the Council's effective housing land supply.

7a.4 Policy HSG03 - 'Windfall Housing' states:

Housing development within the Urban and Village Limits, in addition to proposals identified within the LDP, will be supported where:

1. *The site is brownfield, or is open space whose loss can be justified in terms of Policy INF03;*
2. *The proposed housing use is compatible with neighbouring uses and a satisfactory level of residential amenity can be achieved;*
3. *The site enjoys good accessibility by public transport, walking and cycling to shopping, recreational and other community facilities;*
4. *Existing physical infrastructure, such as roads and drainage, sewage capacity, and community facilities, such as education and healthcare, have the capacity to accommodate the increase in use associated with the proposed development, or can be upgraded through appropriate developer contributions as required by Policy INF02;*
5. *The site is not at significant risk of flooding in the terms of Policy RW06;*
6. *In the case of small gap sites and sub-divided plots, Policy HSG05 is satisfied; and*
7. *It complies with other LDP policies.*

7a.5 The application is located within the village limits and has the appearance of being brownfield. The proposed housing use is compatible with surrounding residential properties. The site enjoys good accessibility by public transport, walking and access to community facilities and existing physical infrastructure can accommodate the proposed development. The site is not at significant risk of flooding and other local plan policies are satisfied. The application accords with policy HSG03 'Windfall Housing'.

7a.6 Policy HSG04 - 'Housing Design' states:

The layout, design and density of the new housing development should conform with any relevant site-specific design guidance, Supplementary Guidance SG02 'Neighbourhood Design' and the Scottish Government's policy on 'Designing Streets'. Indicative site capacities in the site schedules may be exceeded where a detailed layout demonstrates that a high quality design solution, which delivers the requisite level of residential amenity, has been achieved.

7a.7 The development has been designed to harmonise and complement the general architectural character of the surrounding area. It is considered that the development would represent a high quality design solution, delivering a good level of residential amenity, in accordance with policy HSG04 'Housing Design'.

7a.8 Policy HSG05 - 'Infill Development and Subdivision of Plots' states:

Proposals for the erection of additional houses within the curtilage of existing properties or on small gap sites will be permitted where:

- 1. The scale, density, disposition and design of the proposed houses respect the townscape character of the area;*
- 2. Adequate garden ground can be provided to serve the proposed houses without an unacceptable impact upon the size or functioning of existing gardens;*
- 3. Adequate privacy will be afforded to both the proposed houses and neighbouring properties;*
- 4. The proposal would not result in the loss of features such as trees, vegetation or walls, such that the character or amenity of the area would be adversely affected;*
- 5. The proposed vehicular access, parking and other infrastructure is of an adequate standard for both proposed and existing houses; and*
- 6. The proposal complies with other LDP policies.*

7a.9 The scale, density, disposition and design of the proposed development would respect the townscape character of the area. Adequate amenity space would be provided for the proposed flats, taking into consideration the village centre location and historic character of the area. Adequate privacy would be afforded to the proposed development and surrounding properties and the proposal would not result in the loss of any features. Parking and access is considered acceptable, in accordance with policy HSG05 'Infill Development and Subdivision of Plots'.

7a.10 Policy INF02- 'Developer Contributions to Community Infrastructure' states:

Developers will be required to contribute towards the provision, upgrading and maintenance of community infrastructure where development will create or exacerbate deficiencies in, or impose significantly increased burdens on, existing infrastructure. The nature and scale of developer contributions will be determined by the following factors:

- 1. Specific requirements identified against proposals in the LDP or in development briefs;*
- 2. In respect of open space, recreational, education and healthcare provision, the general requirements set out in Policies INF04, INF05 and INF06;*

3. *In respect of physical infrastructure any requirements to ensure that the development meets sustainability criteria;*
4. *In respect of other community facilities, any relevant standards operated by the Council or other public agency; and*
5. *Where a planning obligation is the intended mechanism for securing contributions, the principles contained in Circular 3/2012.*

In applying the policy, consideration of the overall viability of the development will be taken into account in setting the timing and phasing of payments.

7a.11 Policy INF04 - 'Open Space and New Residential Development' states:

Proposals for residential development of greater than 3 units will be required to contribute to open space and play provision. Provision should be informed by the Council's open space audit, and accord with the Open Space Strategy and the Supplementary Guidance SG13 on 'Open Space and New Development', based on the following principles:

1. *New open space should be well designed; appropriately located; functionally sized and suitably diverse to meet different recreational needs in accordance with criteria set out in Supplementary Guidance SG13 'Open Space and New Development'.*
2. *Where appropriate, financial contributions to off-site provision, upgrading, and maintenance may be sought as a full or partial alternative to direct on-site provision. The circumstances under which financial contributions will be sought and the mechanism for determining the required financial contribution is set out in Supplementary Guidance SG13 'Open Space and New Development'.*
3. *Arrangements must be made for the appropriate management and maintenance of new open space.*

7a.12 The proposal falls below the threshold for education or affordable housing requirements. The proposal does, however, require to contribute to open space provision. As the open space requirements generated by the development cannot be accommodate on site, a commuted payment of £4777.50 (5 x £955.50) is required. The applicant has agreed to contribute towards open space provision, in accordance with policies INF02 'Developer Contributions to Community Infrastructure' and INF04 'Open Space and New Residential Development'.

7a.13 Policy D02 - 'Sustainable Design Principles' states:

New development will be required to achieve a high standard of design quality and compliance with principles of sustainable development. Proposals should accord with the following principles:

1. *Natural and Built Heritage. Existing natural, built or cultural heritage features should be identified, conserved, enhanced and integrated sensitively into development;*
2. *Urban and Landscape Design. The scale, siting and design of new development should respond positively and sympathetically to the site's surroundings, and create buildings and spaces that are attractive, distinctive, welcoming, adaptable, safe and easy to use;*

3. *Accessibility. Development should be designed to encourage the use of sustainable, integrated transport and to provide safe access for all users;*
4. *Climate Change & Resource Use. Development should promote the efficient use of natural resources and the minimisation of greenhouse gas emissions through energy efficient design, choice and sourcing of materials, reduction of waste, recycling of materials and exploitation of renewable energy;*
5. *Infrastructure. Infrastructure needs and their impacts should be identified and addressed by sustainable mitigation techniques, with particular regard to drainage, surface water management, flooding, traffic, road safety and noise; and*
6. *Maintenance. Proposals should demonstrate that provision will be made for the satisfactory future management and maintenance of all public areas, landscaping and infrastructure.*

Masterplans will be required for significant development proposals requiring a co-ordinated approach to design and infrastructure, and should demonstrate how the above principles have been incorporated into the proposals.

Masterplans should be informed by a development framework or brief where relevant.

7a.14 Policy D03 - 'Urban Design' states:

New development should create attractive and safe places for people to live, work and visit. Accordingly:

1. *Development proposals should conform with any relevant development framework, brief or masterplan covering the site. Residential proposals should conform with Supplementary Guidance SG02 'Neighbourhood Design';*
2. *The siting, density and design of new development should create a coherent structure of streets, public spaces and buildings which respects and complements the site's context, and creates a sense of identity within the development;*
3. *Street layout and design should generally conform with the Scottish Government's policy document 'Designing Streets';*
4. *Streets and public spaces should have buildings fronting them or, where this is not possible, a high quality architectural or landscape treatment;*
5. *Development proposals should include landscaping and green infrastructure which enhances, structures and unifies the development, assists integration with its surroundings, and contributes, where appropriate, to the wider green network;*
6. *Development proposals should create a safe and secure environment for all users through the provision of high levels of natural surveillance for access routes and public spaces; and*
7. *Major development proposals should make provision for public art in the design of buildings and the public realm.*

7a.15 It is considered that the proposed development would achieve a good standard of design quality and compliance with principles of sustainable development. The scale, siting and design of the proposed development would respond to the site's surroundings, and would create buildings and spaces that are attractive, distinctive, welcoming, adaptable, safe and easy to use, in accordance with policies D02 'Sustainable Design Principles' and D03 'Urban Design'.

7a.16 Policy D04 - 'Low and Zero Carbon Development' states:

1. *All new buildings should incorporate on-site low and zero carbon-generating technologies (LZCGT) to meet a proportion of the overall energy requirements. Applicants must demonstrate that 10% of the overall reduction in CO₂ emissions as required by Building Standards has been achieved via on-site LZCGT. This proportion will be increased as part of subsequent reviews of the LDP. All proposals must be accompanied by an Energy Statement which demonstrates compliance with this policy. Should proposals not include LZCGT, the Energy Statement must set out the technical or practical constraints which limit the application of LZCGT. Further guidance will be contained in Supplementary Guidance SG15 'Low and Zero Carbon Development'. Exclusions from the requirements of this policy are:*
 - *Proposals for change of use or conversion of buildings;*
 - *Alterations and extensions to buildings;*
 - *Stand-alone buildings that are ancillary and have an area less than 50 square metres;*
 - *Buildings which will not be heated or cooled other than by heating provided solely for the purpose of frost protection;*
 - *Temporary buildings with consent for 2 years or less; and*
 - *Where implementation of the requirement would have an adverse impact on the historic environment as detailed in the Energy Statement or accompanying Design Statement.*
2. *The design and layout of development should, as far as possible, seek to minimise energy requirements through harnessing solar gain and shelter;*
3. *Decentralised energy generation with heat recycling schemes (combined heat and power and district heating) will be encouraged in major new developments, subject to the satisfactory location and design of associated plant. Energy Statements for major developments should include an assessment of the potential for such schemes.*

7a.17 The applicant has not submitted a proposal for on-site low and zero carbon generating technologies, however, this is reasonable to request by condition in accordance with policy D04 'Low and Zero Carbon Development'.

7a.18 Policy D10 - 'Conservation Areas' states:

The Council will protect the historic character and visual amenity of each Conservation Area. Accordingly:

1. *New development in Conservation Areas should preserve or enhance the character and appearance of the Conservation Area, with particular reference to the historic pattern and density of development; its setting; the architectural style, massing and materials of buildings; landscape treatments; and boundary features.*

2. *The layout, design, materials, scale, siting and use of any development affecting an unlisted building in a Conservation Area, including extensions, replacement windows, doors, roofs, rainwater goods, boundary treatments and other features, should respect the character and appearance of the original building, and should conform to Supplementary Guidance SG16 'Design Guidance for Listed Buildings and Non-Listed Buildings in Conservation Areas'.*
3. *Demolition of unlisted buildings within Conservation Areas which make a positive contribution to the special character and appearance of the area will only be supported where:*
 - *the existing building is incapable of physical repair and re-use, as shown by the submission and verification of a thorough structural condition report; or*
 - *the costs of repair and re-use are such that it is not economically viable. Supporting evidence should include a full economic appraisal, evidence that grant aid is not able to meet any funding deficit, and evidence that the building has been actively marketed at a reasonable price and for a period reflecting its location, condition and possible viable uses without finding a restoring purchaser; or*
 - *the demolition of the building is essential for the delivery of significant economic benefits for the local or wider community; and*
 - *proposals for redevelopment of the site contribute to the character and appearance of the conservation Area.*

Existing buildings shall be retained on site until the redevelopment commences.

7a.19 It is considered that the proposed development would preserve and enhance the character and appearance of the conservation area with reference to historic pattern and density of development; setting; the architectural style; massing and materials. The application accords with policy D10 'Conservation Areas'.

7a.20 Policy RW10 - 'Vacant, Derelict Unstable and Contaminated Land' states:

Proposals that reduce the incidence of vacant, derelict, unstable and contaminated land will be supported, subject to compliance with other LDP policies, particularly those relating to development in the countryside. Where proposals involve the development of unstable or contaminated land, they will only be permitted where appropriate remediation or mitigation measures have been undertaken.

7a.21 The application relates to the development of an unsightly, overgrown, vacant site within the historic town centre of Airth. As such the application is supported by policy RW10 'Vacant, Derelict Unstable and Contaminated Land'.

Supplementary Guidance Forming Part of Local Development Plan

7a.22 The application accords with the guidance contained in SG02 'Neighbourhood Design', 'Open Space and New Development', SG15 'Low and Zero Carbon Generating Technologies' and SG16 'Listed Buildings and Unlisted Properties in Conservation Areas'.

7a.23 Accordingly, the application accords with the Falkirk Local Development Plan.

7b Material Considerations

- 7b.1 The material considerations to be assessed are the response to consultation and the assessment of public representations.

Responses to Consultation

- 7b.2 The Roads Development Unit do not object in principle to the proposed development, but do make comment in relation to visitor parking and visibility.
- 7b.3 The application site is within a local centre. The Council can consider a reduced level of parking in village centre locations and the level of parking proposed is considered to be acceptable. This is on the basis that the resident parking generated by the proposed development would be achieved on site and there would be an opportunity for on-street parking in the surrounding area and for informal visitor parking in the shared access road.
- 7b.4 In relation to visibility, the proposed vehicular access is an existing access serving the adjacent building. The proposed development would improve the junction by increasing the width of the access and thereby increasing visibility for cars exiting the site. It is acknowledged that visibility to the south is constrained by the existing building, however, the application site is in the town centre of a historic conservation area and on this basis the proposal is considered acceptable.
- 7b.5 The applicant has submitted a Surface Water Drainage Strategy and Drainage Layout which are considered acceptable in principle. The application can progress with a planning condition in relation to the provision of drainage calculations. This is considered acceptable in this instance as the applicant has demonstrated that it is possible to adequately drain the site.

Assessment of Public Representations

- 7b.6 It is accepted that the application site is not an allocated housing site in the Local Development Plan, however, this does not preclude its development for housing.
- 7b.7 The proposed materials have been amended and it is considered that they are appropriate to the setting of the conservation area.
- 7b.8 It is accepted that the building is close to the boundary, however, it is considered that the proposed development accords with the character, setting and settlement pattern of the surrounding conservation area.
- 7b.9 Boundary details are shown on the submitted plan. It is accepted that there are trees at the northern boundary of the site, however, they are poor quality and would be compensated for by replacement planting.
- 7b.10 The application site is in a historic town centre and the level of soft landscaping proposed is considered acceptable.
- 7b.11 It is considered that there would not be a significant impact on the privacy of neighbouring properties as a result of the development proposed.

- 7b.12 It is not considered that the proposed development would pose a security risk. It is accepted that there may well be noise and disturbance at the construction phase of development, however, this is not a reason to refuse planning permission. An informative regarding noisy working is proposed. Any noise nuisance complaints can be investigated by the Environmental Protection Unit.
- 7b.13 It is considered that the level of parking provided is acceptable. It is not considered that the proposed development, comprising 5 flats, would cause an unacceptable impact on the surrounding road network or on local services.
- 7b.14 Each planning application is required to be assessed on its own merits. Other planning applications for housing within Airth are not material to the assessment of this particular planning application.

7c Conclusion

- 7c.1 The application is assessed as being in accordance with the Falkirk Local Development Plan. The issues raised through consultation and by third parties are assessed and addressed in the body of this report. There are no material planning considerations to warrant refusal of the application.

8. RECOMMENDATION

- 8.1 It is therefore recommended that the Planning Committee are minded to grant planning permission subject to:
- (a) **Conclusion of an appropriate Legal Agreement within 6 months of the date of a Minded to Grant decision and index linked from that date, as follows:**
 - **A financial contribution of £4777.50 (5 x £955.50) towards open space and play provision within the local area.**
 - (b) **Thereafter, remit to the Director of Development Services, to approve the application subject to the following condition(s):-**
 - 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.
 - i. **No development shall commence on site unless otherwise agreed with 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 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.**
 - iii. **Prior to the commencement of development on 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 an appropriate scheme of intrusive site investigation works has been undertaken to confirm coal mining conditions, including mine entries on site. The findings and details of any necessary remedial or other mitigation measures to ensure safety and stability of the proposed development shall be submitted to and approved in writing by the Planning Authority. The approved mitigation measures shall be implemented prior to the development commencing.**
- 4. **No development shall commence on site until a material schedule, of all external materials, has been submitted to and approved in writing by the Planning Authority. Thereafter, only the approved materials shall be used, unless otherwise agreed in writing.**
- 5. **The development hereby approved will not be occupied or brought into use until the following documents have been submitted to and approved in writing by the Planning Authority:**
 - i) **a copy of the appropriate sustainability label (i.e. at least Bronze Active); and**
 - ii) **a Statement of Conformity which confirms that 10%, of the required CO₂ emissions reduction is achieved through the installation of low and zero carbon generating technologies.**

Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by Falkirk Council. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

6. No development shall commence on site until a detailed Drainage Strategy has been submitted to and approved in writing by the Planning Authority. Thereafter, development shall proceed in accordance with the approved details, unless otherwise agreed in writing.

Reason(s):-

1. As these drawings and details constitute the approved development.
- 2,3. To ensure the ground is suitable for the proposed development.
4. To safeguard the character and amenity of the conservation area.
5. To ensure the development achieves the required CO₂ emission reduction as a result of development.
6. To ensure that adequate drainage is provided.

Informative(s):-

1. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.
2. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02A, 03A, 04 and Supporting Documents.
3. 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.

4. Works to alter the existing dropped kerb will require Minor Roadworks Consent. The applicant should contact Roads Services on 01324 506070 to obtain the relevant application form.

5. The Roads Manager within Corporate and Commercial Services should be contacted to obtain a Minor Roadworks Consent before forming a vehicular access onto the public road or undertaking any work on, or under, the public road.

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pp Director of Development Services

Date: 9 March 2018

LIST OF BACKGROUND PAPERS

1. The Falkirk Local Development Plan.
2. Objection received from Owner/Occupier, Police House, Main Street, Airth, Falkirk, FK2 8JJ received on 5 February 2018.

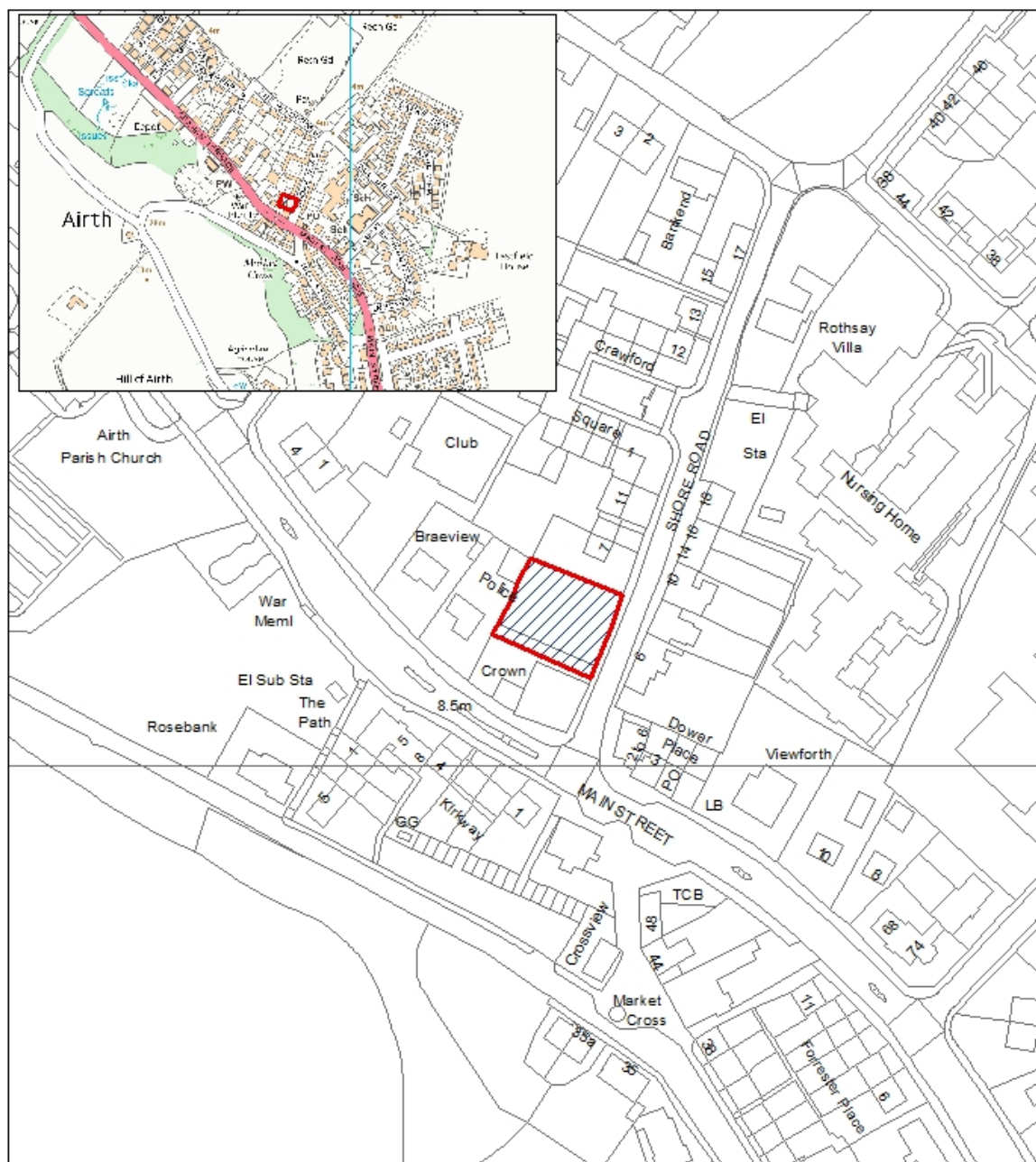
Any person wishing to inspect the background papers listed above should telephone Falkirk 01324 504880 and ask for Julie Seidel, Planning Officer.

Planning Committee

Planning Application Location Plan

P/17/0781/FUL

This plan is for location purposes only. It should not be interpreted as an exact representation of the application site.



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