

P69. Erection of 3 Dwellinghouses and Associated Access Road (Renewal of Planning Permission P/15/0320/FUL) at Roughmute Transport Depot, Larbert, FK5 3NP for Ian Craig Haulage Ltd – P/18/0358/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the erection of 3 dwellinghouses and associated access road (renewal of planning permission P/15/0320/ful) at Roughmute Transport Depot, Larbert.

Decision

The committee agreed 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) (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.**
- (iii) 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) Development shall not begin until a scheme for protecting the dwellinghouses from noise from transport and commercial sources has been submitted to and approved in writing by the Planning Authority. The dwellinghouses shall not be brought into use until the measures in the approved noise prevention scheme operate to the satisfaction of the Planning Authority.**
- (4) For the avoidance of any doubt or ambiguity there shall be no pedestrian or vehicle access to the site from the adjacent haulage yard.**
- (5) Prior to the commencement of development, full details of lighting proposals for the access onto the A8004 shall be submitted to and approved in writing by this Planning Authority.**
- (6) Prior to the commencement of development, details of measures to prevent vehicles turning right onto the A8004 shall be submitted to and approved in writing by this Planning Authority.**
- (7) Prior to the commencement of development, a surface water drainage strategy shall be submitted to and approved in writing by this Planning Authority.**
- (8) Prior to the development being occupied, visibility splays measuring 2.4 x 60 metres shall be provided in both directions, from both accesses, onto the A8004. There shall be no obstruction to visibility greater than 260mm in height above carriageway level within the splay.**
- (9) Prior to the development being occupied, the access shall be formed in a manner to ensure that no loose material or surface water drainage is discharged onto the public road.**
- (10) Prior to the commencement of development, the details of the colour and specification of all proposed external finishing materials shall be submitted to and approved in writing by this Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.**
- (11) Prior to the commencement of development, the details of the height, location, colour and specification of all proposed fences, walls, gates and any other means of enclosure shall be submitted to and approved in writing by this Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.**

Reason(s):-

- 1. These drawings and details constitute the approved development.**

2. To ensure the ground is suitable for the proposed development.
3. To protect occupants of the dwellinghouses from transportation noise.
4. To avoid potential conflict between residential and commercial users.
- 5-6. To safeguard the interests of the users of the highway.
7. To ensure that adequate drainage is provided.
- 8-9. To safeguard the interests of the users of the highway.
- 10-11. To safeguard the visual amenity of the area.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01. The decision also refers to plans 02A, 03A, 04A, 05, 06, 07 and 08 approved under P/15/0320/FUL.
2. The applicant shall ensure that noisy work which is audible at the site boundary is only conducted between the following hours:

Monday to Friday 08:00 - 18:00 hours

Saturday 08:00 - 17:00 hours

Sunday/Bank Holidays No noise audible at the site boundary

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

3. 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.
4. Scottish Water have advised that the development proposals impact on existing Scottish Water assets. Any conflict with assets identified may be subject to restrictions on proximity of construction. The applicant is advised to contact the Scottish Water Asset Impact Team at service.relocation@scottishwater.co.uk.