

P103. Erection of Sub Station at Land to the East of Parklea, Maddiston, Falkirk for Persimmon Homes East Scotland – P/18/0573/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the erection of a sub station at land to the east of Parklea, Maddiston, Falkirk.

Decision

The committee granted 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. The proposed planting and landscaping works as shown on approved planning drawing 04A (DWA Landscape Architects Ltd drawing number 143.103.04b) shall be completed within the first available planting season following construction of the substation. Thereafter, the hedge and landscape planting shall be retained in perpetuity and maintained in accordance with the details set out on approved planning drawing 04A (DWA Landscape Architects Ltd drawing number 143.103.04b).**

Reason(s):-

- 1. As these drawings and details constitute the approved development.**
- 2. To ensure that the proposed landscaping works are completed within an appropriate timescale, maintained to an acceptable standard and to protect visual amenity levels.**

Informative(s):-

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02A, 03, 04A.**
- 2. In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works. Development shall not recommence without the prior written approval of the Planning Authority.**
- 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. 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.**