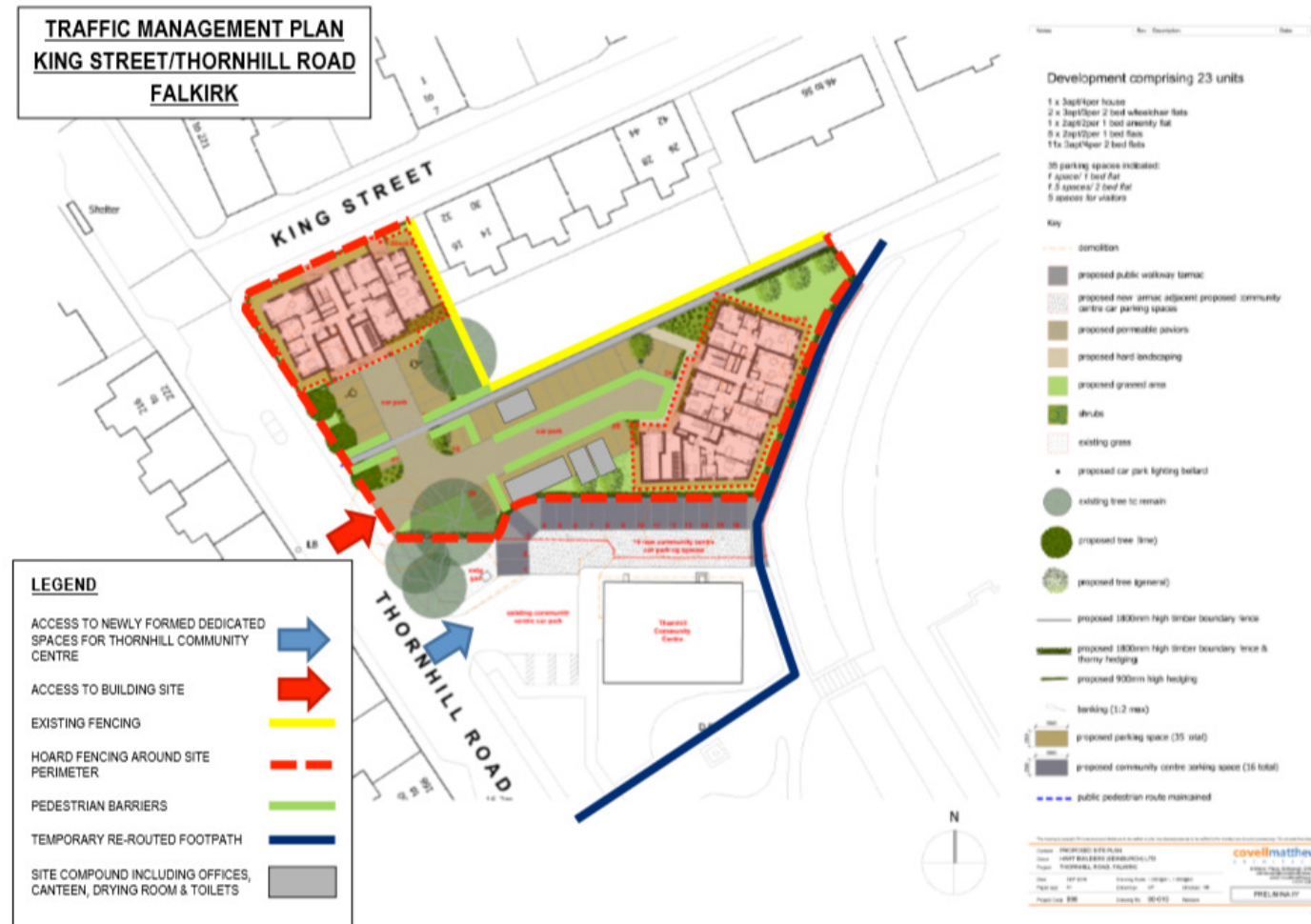


Construction Access

As with all new development, the construction will have a short-term impact on local residents/adjacent uses such as the community centre. To minimise this impact the developer has provided a construction management plan with the application. The community centre car park will be provided in advance of the main works and alternative footpaths through the site will be provided until the new development is complete.



6.0

Landscaping

Public Open Space

The development of this brownfield site is unlikely to result in a significant loss of functional open space. Falkirk Council Landscape Officer has confirmed the existing site is not currently viewed as high quality open space. The proposed development provides an opportunity to improve the quality of external open space. Nearby playground encouraging wider use. In addition to the external spaces provided within the site there is substantial high quality, functional and diverse public open spaces immediately adjacent to the site. These include Victoria Park playing field & courts, numerous playgrounds and a public garden. Upgrading works to the public garden are proposed to begin early 2019 as already discussed in this Statement.

Landscaping Works

As indicated on the proposed site plan, the proposed development buildings are surrounded by a range of landscaping and amenity spaces across the site. Hedging provides segregation of different spaces, delineating public from private use, and when mixed with timber fencing also provides security around the site boundary. Pedestrian paths provide ease of movement throughout the site, both for residents wanting to access their flats and the public wishing to pass through the site.

A tree survey was carried out in July 2018 by Arboricultural Consultant, Alan Motion. The full survey and report can be supplied if necessary. There are 13 existing trees within and immediately adjacent to the development site. As many of the healthy trees will be retained as possible. Nine existing trees will be removed and replaced with ten new trees. There have been no trees placed under protection in the tree survey report. The report also includes specifications for constructing car parking spaces within the root protection zone of some of the trees which will be abided by. The council Landscape Consultant expressed concern that we are proposing to remove 2 existing lime trees to create the new car park entrance, disrupting the lime avenue along Thornhill Road. We looked at trying to relocate the car park entrance to be able to retain at least one, if not two of these trees, however in doing so rendered the car park impossible for refuse vehicles to negotiate through. We have taken the consultants advice however and have introduced 3 new lime trees along the frontage of Thornhill Road adjacent to the car park entrance/where the existing lime trees are positioned. This will retain the avenue of lime trees importance within the streetscape.

Along with the replacement trees we are designating open grassed areas as well as native shrub planting areas to help create protection and privacy to ground floor windows as well border pathways and car parking.

Maintenance

All proposed planting will be installed in the first planting season after building completion and will be monitored and maintained periodically thereafter. Any unsuccessful planting will be removed and re-planted in the next planting season.



7.0

Waste, Recycling & SUDS

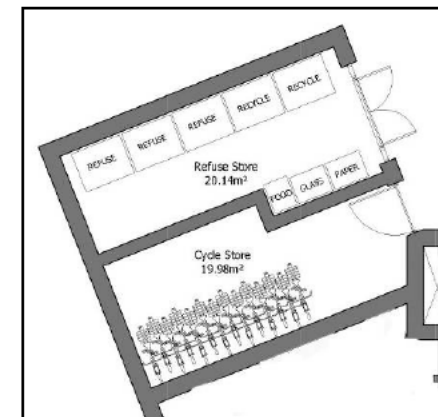
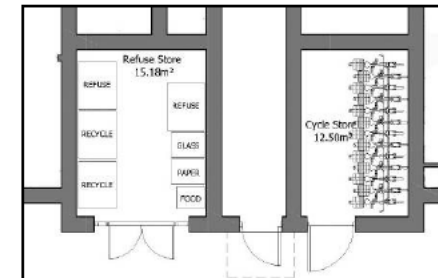
Bin stores are provided in each block. Each store is internal, accessed from outside and located with level access to the central parking court for ease of refuse collection.

Block A (9 units) has allowance for:

- 2 x 1280L refuse bins
- 2 x 1280L package recycling bins
- 1 x 360L glass recycling bin
- 1 x 360L paper recycling bin
- 1 x 240L food bin

Block B (14 units) has allowance for:

- 3 x 1280L refuse bins
- 2 x 1280L package recycling bins
- 1 x 360L glass recycling bin
- 1 x 360L paper recycling bin
- 1 x 240L food bin



SUDS

This application includes a Sustainable Drainage System that has been designed by Rudd Davidson Consulting Engineers. This will be located beneath the car park, and a copy of the design has been included in this submission.

8.0

Security

An 1800mm high timber boundary fence with hedging will be placed on all boundaries around Block B and between the application site and community centre. This is to create a physical boundary for the site while surrounding views will be maintained for the residents on all floors due to the building ground floor level being higher than the path and fence/hedge level. A 900mm high hedge will bound Block A and the grass amenity and parking area behind it as this is a more overlooked area with less risk of intrusion. The eastern boundary between Block A and the neighbouring property on King Street will have an 1800mm high timber fence.

Secured By Design

The development will be certified Secured by Design, Silver Award. We have had confirmation from our SBD officer that Silver Award is acceptable on this site.

Construction

Throughout the construction period the site will be secured by 2400mm high Heras security fencing around the site perimeter with site access and egress through the designated gate on Thornhill Road.

9.0

Conclusion

This proposal for 23 Affordable Housing units will be owned and managed by Registered Scottish Landlord, Link Housing Association and Paragon Housing Association.

It is an ideal development for this long-standing brownfield site in Falkirk close to the town centre, local amenities & public transport. The two buildings sit comfortably on the site and their aesthetic and size complement and rejuvenate the existing character of the neighbourhood.

Having refined the site throughout the pre-application consultation period, we strongly believe that the final layout presented for this application is a successful balance of buildings, landscaping, thoroughfares and car parking providing what will be a successful development for the neighbourhood.

We submit this proposal with confidence that it meets requirements and respectfully ask that you support this application.

END



The Coal
Authority

CON29M

coal mining report

AREA ON EAST SIDE OF, THORNHILL ROAD, FALKIRK, ***



Known or potential coal mining risks

Future underground coal mining

Page 3



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **0238878**
Our reference: **61002686992001**
Date: **12 July 2019**

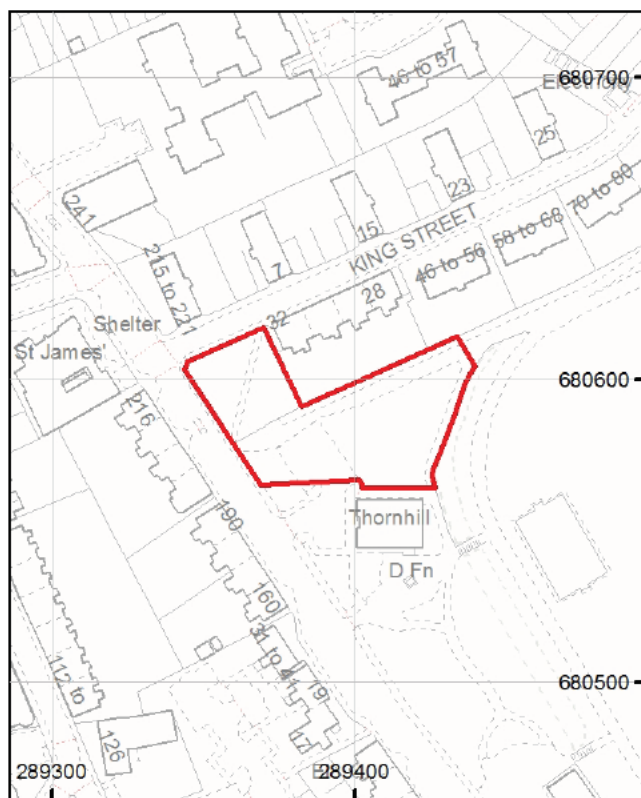
Client name:
NLIS

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on **0345 762 6848** or email communications@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.