

The application site falls within or is partially within the Development Low Risk Area as defined by the Coal Authority. However, as coal mining activity was undertaken at depth, no recorded surface hazards currently exist which could pose a risk to new development. Unrecorded coal mining related hazards could still exist. It is not necessary to consult the Coal Authority on any planning applications which fall within the Development Low Risk Area.

Where planning permission is to be granted, an appropriate informative note appears on the Decision Notice.

7. HUMAN RIGHTS AND EQUALITY ASSESSMENT

Officers have considered the Human Rights Act 1998 in making this recommendation. It is considered that the proposed recommendation would not adversely impact on any protected characteristic groups as identified within the Equality Act 2010.

8. CONCLUSION

The proposed development does not accord with the Falkirk Local Development Plan 2 and does not accord with supplementary guidance SG01 “Neighbourhood Design”.

The proposed development would not provide sufficient parking to accommodate the density of housing proposed. On-street parking is likely to be encouraged which would not be in the interests of road safety.

It is noted that :-

- . Landscaping, contamination, low and zero carbon development, noise impact measures, submission of a drainage strategy and Scottish Water infrastructure connection agreement and the retention of a decorative iron pillar can be addressed by condition.

- . The open space requirement generated by the proposed development can be addressed by means of a developer contribution, secured by a Section 75 Obligation, to secure improvements or maintenance of open space, greenspace and play facilities serving the proposed development.

- . The proposed car parking for the use of the adjacent community centre can be secured and available for use prior to the occupation of any dwelling unit by means of a Section 75 Obligation.

However, securing these measures by means of conditions and Section 75 obligation(s) would not take precedence over, or address, considerations of road safety.

There are no material considerations in this case to consider reduced parking standards or setting aside the Development Plan.

9. RECOMMENDATION

Refuse Planning Permission

Refusal is recommended for the following reason(s):

1. The proposed development would not provide sufficient on-site parking to accord with Falkirk Council parking standards and would, accordingly, be likely to encourage on-street parking which would not be in the best interests of road safety. Accordingly, the proposed development does not accord with Falkirk Local Development Plan 2 policies IR09 "Parking", PE01 "Placemaking", HC02 "Windfall Housing" and HC04 "Housing Density and Site Capacity", and does not accord with supplementary guidance SG02 "Neighbourhood Design" or the "National Roads Development Guide".
2. The proposed development does not meet design requirements for flatted affordable housing developments in accordance with supplementary guidance SG06 "Affordable Housing". Furthermore it has not been demonstrated that the design of the units as proposed can be delivered by a registered social landlord as affordable housing under the terms of the Development Plan and associated guidance. Accordingly, the proposed development does not accord with Policy HC03 of the Falkirk Local Development Plan 2 "Affordable Housing" and does not accord with supplementary guidance SG06 "Affordable Housing".



pp Director of Development Services

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Date

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Proposed Affordable Housing development
Thornhill Road, Falkirk

Parking Statement

February 2021