

Councillor Nicol left the meeting following consideration of the foregoing item of business.

P68. CONSTRUCTION OF A TRAINING AND MANAGEMENT CENTRE AND CARE HOME WITH ASSOCIATED INFRASTRUCTURE (RENEWAL OF PLANNING PERMISSION P/10/0215/PPP) ON LAND SOUTH OF TRYST HOUSE, GLENBERVIE BUSINESS PARK, LARBERT FOR BLUE WATER SCOTLAND LLP - P/13/0418/PPP

The Committee considered a report by the Director of Development Services on an application for planning permission in principle for the construction of a training and management centre and care home with associated infrastructure (renewal of planning permission P/10/215/PPP) on land south of Tryst House, Glenbervie Business Park, Larbert.

Decision

The Committee agreed to grant planning permission in principle subject to the following conditions:-

- (1) Plans and particulars of the matters specified below shall be submitted for consideration by the Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval. The specified matters are:-
 - (i) the siting of the building(s);
 - (ii) the design of the building(s);
 - (iii) the external appearance of the building(s);
 - (iv) details of the access arrangements;
 - (v) details of landscaping of the site; and
 - (vi) details of proposed boundary treatments.
- (2) As part of any application for Matters Specified in Conditions, details of the following shall be submitted to the Planning Authority and only the approved details shall be implemented:-
 - (i) siting, size, height, design and external appearance, including all external finishing materials, of the proposed development;
 - (ii) details of access arrangements;
 - (iii) details of all boundary fences;
 - (iv) details of surface water and foul drainage arrangements;

- (v) details of landscaping of the site and future maintenance of landscaping; and
 - (vi) a scheme for protecting the new dwellinghouses from noise from transportation.
- (3) In the event that unexpected contamination is encountered following commencement of development, all work on the affected part of the site shall cease. The developer shall notify Falkirk Council immediately, carry out a contaminated land assessment and undertake necessary remediation works. Development shall not recommence without the prior written approval of Falkirk Council as Planning Authority.
- (4) No development shall commence on site until a Flood Risk Assessment including surface water drainage proposals with design calculations for the range including 100 and 1000 year storm event period, has been submitted for the assessment of the Planning Authority.
- (5) Site access specification including visibility and parking provision shall be designed in accordance with the requirements of Falkirk Council Design Guidelines and Construction Standards for Roads in the Falkirk Council Area October 1998 as amended January 2000.

Reason(s):-

- (1) To ensure that the matters specified are given full consideration and to accord with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) act 2006.
- (2) To ensure that an appropriate level of detail is considered prior to work commencing on site.
- (3) To ensure the ground is suitable for the proposed development.
- (4) To assess the adequacy of drainage proposals in the context of the existing drainage network and potential flooding.
- (5) To ensure that satisfactory access and parking is provided.

Informative:-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number 01.