

P33. MIXED USE DEVELOPMENT COMPRISING CLASS 1 (RETAIL), CLASS 2 (FINANCIAL SERVICES), CLASS 3 (FOOD AND DRINK), CLASS 4 (BUSINESS USE), CLASS 7 (HOTELS), CLASS 10 (NON-RESIDENTIAL INSTITUTIONS), CLASS 11 (ASSEMBLY AND LEISURE), RESIDENTIAL DEVELOPMENT, CAR SHOWROOMS, INFRASTRUCTURE (INCLUDING TRANSPORT AND SUSTAINABLE URBAN DRAINAGE SYSTEM, LANDSCAPING AND FORMATION OF CANAL BASIN/MARINA) AT LAND AT FALKIRK GATEWAY NORTH WEST OF FALKIRK STADIUM, GRANGEMOUTH ROAD, FALKIRK FOR MACDONALD ESTATES PLC – 06/889/OUT

The Committee considered a report by the Director of Development Services on an application for mixed use development of retail (25,000 sq. m gross), business, financial services, food and drink, leisure and residential uses at the Falkirk Gateway, North West of Falkirk Stadium, Grangemouth Road, Falkirk considered previously by the Regulatory Committee on 28 March 2007.

Decision

The Committee agreed to refuse planning permission on the basis that:

- (1) the requirements of the minded to grant planning permission recommendation made by Falkirk Council Regulatory Committee on 28 March 2007 have not been met by the applicant relating to the conclusion of a S75 Planning Obligation to ensure:
 - (i) the submission of a Travel Plan to incorporate the requirements of Falkirk Council as Roads Authority and the requirements of Transport Scotland in their consultation response dated 12 March 2007;
 - (ii) a financial bond to be secured in the event that agreed mode share targets within the Travel Plan for Class 2 and Class 4 land uses are not achieved;
 - (iii) a financial contribution of £800,000 for public transport provision, with agreed phasing of payments;
 - (iv) a financial contribution of £300,000 for the provision of off-site cycleways in the vicinity of the site;
 - (v) a 20% financial contribution, or contribution in kind, for the upgrading of junction 6 of the M9 motorway; and
 - (vi) a financial contribution of £100,000 to the Helix project.