

Reference No. P/14/0046/PPP



**Town and Country Planning (Scotland) Act 1997 as Amended
Issued under a Statutory Scheme of Delegation.**

Falkirk Council

Refusal of Planning Permission

Applicant
Manor Forrest Ltd
FAO Miss Fiona Stewart
Atrium House
Callendar Boulevard
Callendar Business Park
Falkirk
FK1 1XR

This Notice refers to your application registered on 17 February 2014 for permission in respect of the following development:-

Development Distributor Road and Associated Earth Works at
Location Milnquarter Farm, Roman Road, Bonnybridge, FK4 2DE

The application was determined under Delegated Powers. Please see the attached guidance notes for further information, including how to request a review of the decision.

In respect of applications submitted on or after 1 January 2010, Falkirk Council does not issue paper plans. Plans referred to in the informatives below can be viewed online by inserting your application number at <http://eplanning.falkirk.gov.uk/online/>

In accordance with the plans deposited or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Planning Permission in Principle

The Council has made this decision for the following reasons:-

1. The application does not accord with Policy EQ16 of the Falkirk Council Local Plan and Policy D08 of the Falkirk Local Development Plan (Proposed Plan) (April 2013), as the applicant has failed to demonstrate that the proposed road and associated infrastructure would not have an adverse effect on the integrity of the setting of the following scheduled monuments: 'Antonine Wall, Milnquarter, Roman camp', 'Antonine Wall, 160m ENE to 155m NW of St Joseph's Church' and 'Antonine Wall and motte, 75m SW of Antonine Primary School'.
2. The application does not accord with Policy EQ17 of the Falkirk Council Local Plan, Policy D07 of the Falkirk Local Development Plan (Proposed Plan) (April 2013) and Falkirk Council's Supplementary Planning Guidance for the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site', as the applicant has failed to demonstrate that the proposal would not have an adverse impact on the setting of the 'Frontiers of the Roman Empire (Antonine Wall) World Heritage Site', or that suitable mitigating action can be taken to redress the adverse impact.
3. The application does not accord with Policy ST7 of the Falkirk Council Local Plan and Policy INF10 of the Falkirk Local Development Plan (Proposed Plan) (April 2013), as it has not been demonstrated that the impacts of the proposal on the road network have been properly defined, or that suitable mitigation measures (including the new junction arrangement) have been identified.

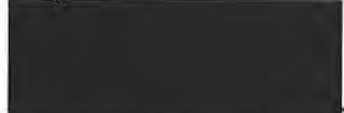
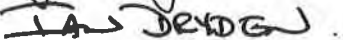
The Council's decision is based on the following reason(s):-

The proposals do not accord with the provisions of the Development Plan and there are no material considerations which would warrant approval of the application.

Informative(s):-

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01, 02, 03, 04 and 05.

16 May 2014


Director of Development Services


File Copy

Memo

To: Director, Development Services
Attn: Brent Vivian
From: Geoff Bailey
Date: 27 February 2014 **Tel:** 3783 **Fax:** 3771

P/14/0046/PPP– New distributor road at Milnquarter, Bonnybridge

Thank you for the consultation on the proposed road. The site lies within the buffer zone for the Antonine Wall World Heritage Site and adjacent to the scheduled monument of the Roman construction camp of Milnquarter.

Does the lack of information on any accompanying housing mean that the developer has decided not to construct any in the vicinity? It would not be possible to meaningfully comment on the road alone if this were not the case as we are concerned about the impact of the whole scheme upon the setting of the WHS and the nearby scheduled sites. Without this knowledge we have to maintain our objections to the proposal.

Yours sincerely,

GEOFF BAILEY, Keeper of Archaeology & Local History.



Sent by e-mail: adtm1dmbcorr@falkirk.gov.uk

Mr Brent Vivian
Development Services
Falkirk Council
Abbotsford House
Davids Loan
FALKIRK
FK2 7YZ

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Direct Line: 0131 668 8710
Direct Fax: 0131 668 8722
Switchboard: 0131 668 8600
John.Malcolm@scotland.gsi.gov.uk

Our ref: AMH/3242/10
Our Case ID: 201306940
Your ref: P/14/0046/PPP

28 February 2014

Dear Mr Vivian

Town And Country Planning (Development Management Procedure) (Scotland) Regulations 2013
Distributor Road and Associated Earth Works, Milnquarter Farm, Roman Road, Bonnybridge

Thank you for your email of 17 February consulting Historic Scotland on the above application.

Historic Scotland **objects** to the application for a number of reasons relating to potential impacts on the setting of **Antonine Wall, Milnquarter, Roman temporary camp 240m SE of (Index no. 3242)**, and the Outstanding Universal Value (OUV) of the **Frontiers of the Roman Empire (Antonine Wall) World Heritage Site (WHS)**.

An application for Planning Permission in Principle does not seem appropriate in this case, given the potential adverse impacts on the above assets, and that the present application appears to relate to a single aspect of a previous application (P/11/0142/PPP), to which Historic Scotland maintains an objection because of potential adverse impacts.

Given the potential significant adverse impacts development in this area may it is, in our view, both proportionate and appropriate that sufficient information is provided in order to determine and assess what the scale of impacts might be for any proposed development in this sensitive location. As this application is for Planning Permission in Principle, insufficient information has been provided to allow either ourselves or your Council to understand the detail and therefore the impact of what is proposed (such as road size and associated infrastructure, lighting, etc.) and what the visual and/or other setting impacts might be. These details should be provided as part of a larger package of information.



Your letter to Historic Scotland of 05 December 2013 indicated that the Council did not currently require a road in the proposed location to support current housing levels. It remains unclear, therefore, whether there are any benefits provided by the current application to the extent that these might balance any adverse effect on the historic environment.

The present application appears to draw on the conclusions reached in the August 2013 Access Appraisal for the site, which was undertaken in order to inform your Council of the viable options for access to the potential Milnquarter housing development. Your letter of 05 December 2013 goes on to say that the current access to the area is at capacity and any new development would require increased access.

We previously indicated in our letters of 25 September and 16 December 2013 (copies attached) that as there were likely to be significant historic environment impacts, alternative access options should be considered. While we acknowledged difficulties in providing alternative options, such as via Roman Road, these difficulties should not supersede those concerns and policies designed to protect the historic environment. We consequently recommended that this access appraisal be complemented by a proposed housing layout which mitigates the potential impacts on the historic environment, in order that the full scope of the proposals can be considered together.

A development masterplan which provides for mitigation of the impacts on the historic environment would be necessary before we could provide a view on the principle of a road layout in isolation. This should consider the layout and density of the overall development, alternative access routes, and a sufficient level of detail to allow for an assessment. The masterplan should be supported by visualisations which demonstrate the mitigation measures proposed. As previously noted, while we object to this present application for the reasons outlined above, we do not object to the principle of development at Milnquarter.

I would be happy to discuss this in more detail with you if that would be helpful.

Yours faithfully

JOHN MALCOLM

Senior Heritage Management Officer, West

**Annex – copy of 25 September letter**

Sent by e-mail: adtm1dmbscorr@falkirk.gov.uk

Development Services
Falkirk Council
Abbotsford House
Davids Loan
FALKIRK
FK2 7YZ

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Direct Line: 0131 668 8937
Direct Fax: 0131 668 8722
Switchboard: 0131 668 8600
John.Raven@scotland.gsi.gov.uk

Our ref: AMH/3242/10
Our Case ID: 201303628
Your ref: P/11/0142/PPP

25 September 2013

Dear Sirs

Town And Country Planning (Development Management Procedure) (Scotland) Regulations 2013
Development of Land for Residential Purposes, Milnquarter Farm, Roman Road, Bonnybridge

Thank you for consulting Historic Scotland regarding the Access Appraisal provided by the applicant for the above development.

We cannot comment on your Council's aspirations for a connector road at the site. The need for such a road should be assessed and balanced by your Council against its potential impact on the key heritage asset, the Antonine Wall.

In our view the current issues are whether any proposals for additional housing can be accommodated at the site without a connector route, and if the benefits of the development and need for a connector route present exceptional circumstances which counter national and local policies for protecting the setting of Scheduled Monuments and the Outstanding Universal Value (OUV) of World Heritage Sites (WHS).

Historic Scotland has objected to a current application for 200 houses at Milnquarter. In subsequent meetings the applicant agreed to explore reducing the footprint, layout and number of houses in order to reduce the impact on the immediate setting of Milnquarter Camp and the visual relationship between the Camp and the Antonine Wall, an issue which is central to the setting of both monuments and the OUV of the WHS at this location.

This Appraisal appears to be predicated on the provision of 120 houses, which, it states, is the number needed for the development to remain viable. Historic Scotland has not seen a plan for the reduced housing layout and cannot therefore comment on the likely impacts this reduced scheme might have. It may be helpful to note that the zone of visibility, identified by the applicant's archaeological consultant, and referred to



in the Access Appraisal, has not been endorsed by us: as outlined in our letter of 12 October 2011, our view remains that the zone of visibility is overly restrictive and a broader corridor of visibility should be considered.

It may be that in order to protect the historic environment this development area could only accommodate a still smaller number of houses. This may, in turn, reduce the perceived desire for additional access. In order that the development can be considered in its entirety we would therefore recommend that a provisional amended housing layout be provided in advance of an Access Appraisal. It might be helpful to the applicant, however, if the Council could provide a view on a number of other questions arising out of the Access Appraisal:

- What number of houses could be accommodated here using the current access route from Milnquarter Road?
- Would the Council be prepared to relax its Road Development Guidelines in order to accommodate access from existing routes, such as Milnquarter Road or Roman Road, and enable a greater number of houses to be served from these routes. This would help balance the applicant's desire to develop the site against the importance and sensitivity of the historic environment considerations?
- Would the changes to footways and priorities outlined for an extension from Ardgay Terrace prohibit against exploring this option further?
- What are the Council's views on the potential problems identified with either access route from Roman Road, which the Access Appraisal notes could accommodate additional houses? The issues raised include: restrictions imposed by current parking practices, the need to replace an existing bridge, resulting flooding potential and issues relating to third party ownership of adjacent ground. We would look to your Council for view on the proportionality of any costs and if any flooding could be mitigated.

Ultimately, it may be helpful if the Council provided a view on Options 3, 4 and 7, and the suggestion that these cannot be accommodated without the introduction of a through route?

For the avoidance of doubt we remain of the view that a through route would be likely to have a detrimental impact upon the setting of the Scheduled Monuments and OUV of the WHS and that these impacts should be avoided unless there are exceptional circumstances.

If you require any further information or want to discuss this further, please contact John Malcolm on 0131 – 668 8710 or john.malcolm@scotland.gsi.gov.uk.

Yours faithfully

JOHN RAVEN

Team Leader (Monuments): West



Annex – copy of 16 December letter

Brent Vivian
Development Services
Falkirk Council
Abbotsford House
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FALKIRK
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Switchboard: 0131 668 8600
John.Raven@scotland.gsi.gov.uk

Our ref: AMH/3242/10
Our Case ID: 201305463
Your ref: P/11/0142/PPP

16 December 2013

Dear Mr Vivian

**Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013
Development of Land for Residential Purposes, Milnquarter Farm, Roman Road, Bonnybridge**

Thank you for your email on 06 December and the following hard copy of your letter regarding your Council's comments on the applicant for the above planning permission's Access Appraisal, which we received on 16 December.

If I understand your letter correctly, your advice to the applicant appears to be that the Council's view is that there is no need for a connector road between Milnquarter Road and Broomhill Road but that the number of houses serviceable from Milnquarter Road is now at capacity and that any new development at Milnquarter would have to have additional access provided. One possibility is that this could be provided from Roman Road but there are number of issues which would have to be addressed in addition to maintaining and enhancing the setting of the scheduled sections of the Antonine Wall and Milnquarter Camp and the Outstanding Universal Value of the World Heritage Site.

The Council would also require a pedestrian and cycle connector between any new development at Milnquarter and Broomhill Road. This could significantly impact upon the important views between the various and scheduled elements of the World Heritage Site. Without further details it is not possible for Historic Scotland to provide any further advice to the Council regarding the scale of impacts this might have at this stage.





All the issues above will have to be considered by the applicant in designing their amended proposals. We will be happy to offer further advice to the Council as more information becomes available.

Yours faithfully

Dr John Raven

Heritage Management Team Leader (Monuments): West

Property

Falkirk Council
Development Services
Abbotsford House
David's Loan
Falkirk
FK2 7YZ

Town Planning
4th Floor, Buchanan House
58 Port Dundas Road
Glasgow
G4 0LQ

Martin Henderson
Town Planning Technician
Telephone: 07515627420

Planning reference: P/14/0046/PPP
Case Officer: Brent Vivian

E-Mail: TownPlanningScotland@networkrail.co

Network Rail ref: 56 2014
10/03/2014

Dear Mr Vivian,

Town and Country Planning (Scotland) Act 1997 (as amended)
Re: Distributor Road and Associated Earth Works at Milnquarter Farm
Roman Road Bonnybridge FK4 2DE

Thank you for notifying Network Rail regarding the above development.

Whilst Network Rail has no objections in principle to the proposal, due to its close proximity to the operational railway, we would request that the following matters are taken into account, and if necessary and appropriate included as conditions or advisory notes, if granting the application:

Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.

- Details of all changes in ground levels, laying of foundations and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a

Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

The developer must contact our Asset Protection Engineers regarding the above matters, contact details below:

Network Rail Asset Protection Engineer
Buchanan House, 58 Port Dundas Road
Glasgow, G4 0LQ
Tel: 0141 555 4887
E-mail - AssetProtectionScotland@networkrail.co.uk

We trust full cognisance will be taken of these comments. We would be grateful if Local Planning Authorities would provide a copy of the Decision Notice.

Yours sincerely



Martin Henderson
Town Planning Technician

Morris, John

From: Russell, Craig
Sent: 10 March 2014 16:55
To: adtm1dmbcorr
Cc: Steedman, Russell
Subject: P/14/0046/PPP

Development Services

Memo

To: Brent Vivian
Planning & Transportation (Development Management)

From: Craig Russell
Roads and Design (Roads Development & Flooding)

Date: 10 March 2014 **Enquiries:** 4732 **Fax:** 4850

Our Ref: 140310/CR **Your Ref:** P/14/0046/PPP

Proposal : Distributor Road and Associated Earth Works
Location : Milnquarter Farm, Roman Road, Bonnybridge, FK4 2DE

I refer to your consultation received on 17 February 2014 concerning the above application and would offer the following comment.

The applicant seeks permission to construct a "distributor" road which extend Milnquarter Road and link Greenhill Road with Broomhill Road in Bonnybridge. All three existing roads are situated south of the Forth and Clyde Canal and provide access to the areas of Greenhill and High Bonnybridge.

The proposed road does not appear as an infrastructure proposal in either the council's current Local Plan or its emerging Local Development Plan, therefore, the requirement for provision of the road is not clear. Accordingly, it is considered that the current proposal to construct a distributor road is premature.

This response could be used to support a recommendation of refusal, however, if you are otherwise minded, I would request submission of the applicant's drainage proposals for consideration.

Regards,
Craig Russell.

information contained in this e-mail is strictly prohibited.

The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.

Our ref: PCS/131808
 Your ref: P/14/0046/PPP

Brent Vivian
 Falkirk Council
 Development Services
 Abbotsford House
 Davids Loan
 Falkirk
 FK2 7YZ
 By email only to: adtm1dmbcorr@falkirk.gov.uk

If telephoning ask for:
 Stephanie Balman

10 March 2014

Dear Mr Vivian

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS
 PLANNING APPLICATION: P/14/0046/PPP
 DISTRIBUTOR ROAD AND ASSOCIATED EARTH WORKS
 MILNQUARTER FARM, ROMAN ROAD, BONNYBRIDGE, FK4 2DE**

Thank you for your consultation letter which SEPA received on 19 February 2014.

We ask that the planning **condition** detailed in Section 1.4 be attached to the consent. If this will not be applied, then please consider this representation as an **objection**. Please also note the advice provided below.

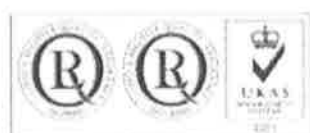
In the event that the planning authority proposes to grant planning permission contrary to this advice on flood risk, the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 provides criteria for the referral to the Scottish Ministers of such cases. You may therefore wish to consider if this proposal falls within the scope of this Direction.

Notwithstanding our position we would expect Falkirk Council to undertake their responsibilities as the Flood Prevention Authority.

Advice for the planning authority

1. Flood risk

- 1.1 We were previously provided with three reports to comment on for the residential aspect at this site (ref: P/11/0142/PPP). The initial Flood Risk Assessment (FRA) by Sir Frederick Snow Consulting produced in August 2012 had been reviewed by Halcrow in September 2012. A subsequent Addendum Report was produced in July 2013 by Sir Frederick Snow Consulting in response to the comments made by Halcrow.
- 1.2 We removed our objection to the previous application subject to a number of conditions:
- No built development or landraising shall take place within the 1:200 year flood extent as detailed within the Flood Risk Assessment (FRA) by Sir Frederick Snow Consulting dated August 2012



Checked by
 David Sigmund
 Approved by
 James A. S. S. S.

Edinburgh Office
 Clearwater House, Heriot Watt Research Park
 Avenue North, Riccarton, Edinburgh EH14 4AP
 tel 0131 449 7296 fax 0131 449 7277
www.sepa.org.uk

- No built development shall take place over the culverted watercourse in the south west of the site

- 1.3 We also noted in our previous response (ref: P/11/0142/PPP) that the provision of safe overland flow paths should be considered through the site should the culvert surcharge. This current planning application provides additional information on the road which is to extend from Milnquarter Road to Broomhill Road. We have concerns that any change to ground levels could alter existing flow paths. The Sir Frederick Snow Consulting FRA (August 2012) states that "even in the event of a full blockage of the culvert at the railway embankment the overland flow route for the trapped water would be down the side of the railway".
- 1.4 We do not object to the construction of the road but ask that a suitably worded **condition** is attached to any consent (if granted) to ensure the provision of safe overland flow paths through the site should the culvert surcharge. It should be demonstrated that water will not be directed towards existing or the proposed development, either from surcharging manholes or if it were to back up behind the culvert and flow along Broomhill Road. This is to ensure that there is no increased risk of flooding to the new housing or existing development from the proposed road and associated earthworks.

2. Surface water drainage

- 2.1 Surface water drainage should be in accordance with *The SUDS Manual* (C697). Comments should be sought from the local authority roads department and the local authority flood prevention unit on the acceptability of post-development runoff rates for flood control.
- 2.2 Further guidance on the design of SUDS systems and appropriate levels of treatment can be found in CIRIA's C697 manual entitled *The SUDS Manual*. Advice can also be found in the SEPA Guidance Note *Planning advice on sustainable drainage systems (SUDS)*. Please refer to the SUDS section of our website for details of regulatory requirements for surface water and SUDS.
- 2.1 For all other matters, we have provided standing advice applicable to this development which is available at www.sepa.org.uk/planning.aspx.

Detailed advice for the applicant

3. Content of flood risk advice

- 3.1 The SEPA Flood Maps have been produced following a consistent, nationally-applied methodology for catchment areas equal to or greater than 3km² using a Digital Terrain Model (DTM) to define river corridors and low-lying coastal land. The maps are indicative and designed to be used as a strategic tool to assess, flood risk at the community level and to support planning policy and flood risk management in Scotland. For further information please visit http://www.sepa.org.uk/flooding/flood_maps.aspx.
- 3.2 We refer the applicant to the document entitled: "*Technical Flood Risk Guidance for Stakeholders*". This document provides generic requirements for undertaking Flood Risk Assessments and can be downloaded from www.sepa.org.uk/flooding/planning_flooding.aspx. Please note that this document should be read in conjunction with Policy 41 (Part 2).

- 3.3 Our Flood Risk Assessment checklist should be completed and attached within the front cover of any flood risk assessments issued in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist our review process. It can be downloaded from www.sepa.org.uk/flooding/planning_flooding/fra_checklist.aspx
- 3.4 Please note that we are reliant on the accuracy and completeness of any information supplied by the applicant in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.
- 3.5 The advice contained in this letter is supplied to you by SEPA in terms of Section 72 (1) of the Flood Risk Management (Scotland) Act 2009 on the basis of information held by SEPA as at the date hereof. It is intended as advice solely to Falkirk Council as Planning Authority in terms of the said Section 72 (1). Our briefing note entitled: "*Flood Risk Management (Scotland) Act 2009: Flood risk advice to planning authorities*" outlines the transitional changes to the basis of our advice inline with the phases of this legislation and can be downloaded from www.sepa.org.uk/planning/flood_risk.aspx.

Regulatory advice for the applicant

4. Regulatory requirements

- 4.1 Details of regulatory requirements and good practice advice for the applicant can be found on our website at www.sepa.org.uk/planning.aspx. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the regulatory team in your local SEPA office (tel: 01786 452595).

If you have any queries relating to this letter, please contact me by telephone on 0131 449 8559 or e-mail at planning.se@sepa.org.uk.

Yours sincerely

Stephanie Balman
Planning Officer
Planning Service

ECopy: Fiona Stewart fiona@manorforest.com

Disclaimer

This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at the planning stage. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. If you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found in How and when to consult SEPA, and on flood risk specifically in the SEPA-Planning Authority Protocol.



12th March 2014

Falkirk Council Development
Abbotsford House
Davids Loan, Bainsford
Falkirk
FK2 7YZ

SCOTTISH WATER

Customer Connections
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Stepps
Glasgow
G33 6FB

Central Support Team
T: 0141 414 7660
W: www.scottishwater.co.uk

Dear Sir Madam

PLANNING APPLICATION NUMBER: P/14/0046/PPP
DEVELOPMENT: Bonnybridge Roman Road
OUR REFERENCE: 669605
PROPOSAL: Distributor Road and Associated Earth Works

Please quote our reference in all future correspondence

Scottish Water has no objection to this planning application. Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened up to market competition for non-domestic customers. Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk.

A totally separate drainage system may be required with the surface water discharging to a suitable outlet. Scottish Water requires a sustainable urban drainage system (SUDS) as detailed in Sewers for Scotland 2 if the system is to be considered for adoption.

It is possible this proposed development may involve building over or obstruct access to existing Scottish Water infrastructure. On receipt of an application Scottish Water will provide advice that advice that will require to be implemented by the developer to protect our existing apparatus.

Should the developer require information regarding the location of Scottish Water infrastructure they should contact our Property Searches Department, Bullion House, Dundee, DD2 5BB. Tel – 0845 601 8855.

If the developer requires any further assistance or information on our response, please contact me on the above number or alternatively additional information is available on our website: www.scottishwater.co.uk.

Yours faithfully

Lisa Main
Customer Connections Administrator

Morris, John

From: Short, Ken
Sent: 14 March 2014 12:01
To: adm1dmbcorr
Cc: Russell, Craig; Collins, Kevin
Subject: P/14/0046/PPP - Distributor Road and Earthworks, Bonnybridge

I enclose response for application no. P/14/0046/PPP

Development Services

Memo

To: Brent Vivian - Development Control Unit

From: Ken Short, Transport Planning Unit

Date: 14th March 2014 **Enquiries:** 4819 **Fax:** 4914

Our Ref: TP10/84 – KMS **Your Ref:**

Application No: P/14/0046/PPP
Proposal: Distributor Road and Associated Earthworks
Application Type: Planning Permission in Principle
Location: Milnquarter Farm, Roman Road, Bonnybridge. FK4 2DE
Applicant: Manor Forest Limited

I refer to your consultation in connection with the above application.

The applicant has applied for permission to construct a length of distributor road between Broomhill Road and Milnquarter Road. There is no supporting information attached to the application indicating either the extent of the development associated with the proposed distributor road or the form of junction which will be constructed to tie the proposed distributor road into Broomhill Road. Without this information and an appropriate transport assessment; it is not possible for us to make any further comments on the proposal.

The applicant should therefore submit a transport assessment in support of the application, the content of which should be agreed with the Transport Planning Unit.

c.c. Roads Development Team

The information contained in this e-mail is confidential and is intended only for the named recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action or reliance on it. If you have received this e-mail in error, please notify the sender. Any unauthorised disclosure of the information contained in this e-mail is strictly prohibited.

The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.



200 Lichfield Lane
Berry Hill
Mansfield
Nottinghamshire
NG18 4RG

Tel: 01623 637 119 (Planning Enquiries)

Email: planningconsultation@coal.gov.uk

Web: www.coal.gov.uk/services/planning

For the Attention of: Mr B. Vivian – Case Officer
Falkirk Council

[By Email: dc@falkirk.gov.uk]

1 April 2014

Dear Mr Vivian

PLANNING APPLICATION: P/14/0046/PPP

Proposed distributor Road and associated earth works at Milnquarter Farm, Roman Road, Bonnybridge, Stirlingshire, FK4 2DE

Thank you for your consultation letter of 20 March 2014 seeking the views of The Coal Authority on the above planning application.

The Coal Authority is a non-departmental public body sponsored by the Department of Energy and Climate Change. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: Material Consideration

I have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. In this particular instance The Coal Authority's records indicate that the site is located in an area where historic unrecorded underground coal mining activity is likely to have taken place at shallow depth.

The applicant has obtained coal mining information for the proposed development site and has used this information to inform the email from Simpson Mining and Geotechnical Ltd (17 March 2014), which accompanies this planning application.

The email from Simpson Mining and Geotechnical Ltd concludes that shallow mine workings do not pose a risk to the proposed development. Accordingly, no specific remedial measures are recommended to address coal mining legacy.

The Coal Authority considers the information submitted to be acceptable; although only brief information has been submitted to evidence the conclusion there will be relatively little operational development resulting from this proposal that intersects the ground and could therefore present risks to the coal mining features.

The Coal Authority Recommendation to the LPA

The Coal Authority considers that the content and conclusions of the email from Simpson Mining and Geotechnical Ltd (17 March 2014) are sufficient for the purposes of the planning system. The Coal Authority therefore has **no objection** to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building warrant application.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

J Morris

James Morris *MTCP, MRTPI*
Planning Liaison Manager

Disclaimer

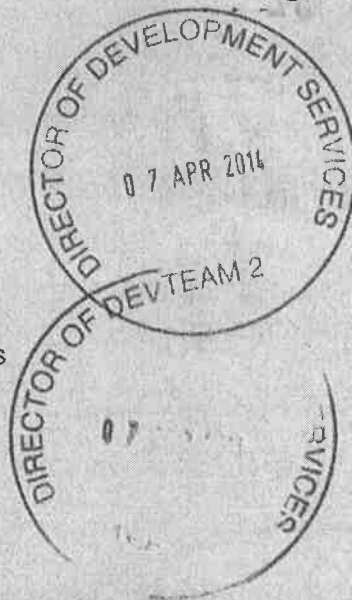
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HISTORIC SCOTLAND
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Our ref: AMH/3242/10
Our Case ID: 201306940
Your ref: P/14/0046/PPP

02 April 2014

Dear Mr Vivian

MILNQUARTER FARM, HIGH BONNYBRIDGE, FALKIRK
Frontiers of the Roman Empire (Antonine Wall) World Heritage Site
Antonine Wall, Milnquarter, Roman temporary camp 240m SE of, Index no. 3242

Thank you for your email of 28 March regarding the above. I understand that the applicant's agent has raised several issues with Falkirk Council, and that you have requested if Historic Scotland has any further comment to make.

We consider that our letter of 28 February 2014 has fully set out our view on historic environment issues within our remit. In summary:

- The applicant has not provided the information required for either ourselves or your Council to make a fully informed assessment of the impacts.
- We maintain an objection to the current application due to our concerns about the likely significant, detrimental impact upon the setting of the Scheduled Monuments and Outstanding Universal Value (OUV) of the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site.
- These impacts should be avoided unless there are exceptional circumstances: we are not aware that there are any exceptional circumstance in this instance
- Given these concerns we do not believe that Planning Permission in Principle is an appropriate mechanism for determining these proposals.

As we have previously indicated in our letter of 16 December 2011 and subsequent communications, the clear views between a construction camp and a linear fortification at Milnquarter are unparalleled elsewhere within the World Heritage Site. The present land use allows a clear appreciation and understanding of this relationship. The built elements associated with a linking road would interfere with the relationship between the remains of the camp and the line of the Antonine Wall, and therefore have the potential to adversely and significantly impact on the OUV of the World Heritage Site. For the avoidance of doubt, these built elements include the road



itself and attendant roadside furniture, lighting provision, property boundaries, and associated features.

I hope that this proves helpful as your Council considers the case. However, please contact me if I can provide any additional clarification.

Yours faithfully



John Malcolm

Senior Heritage Management Officer (Monuments): West



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GLASGOW

Comments for Planning Application P/14/0046/PPP

Application Summary

Application Number: P/14/0046/PPP

Address: Milnquarter Farm Roman Road Bonnybridge FK4 2DE

Proposal: Distributor Road and Associated Earth Works

Case Officer: Brent Vivian

Customer Details

Name: Mrs Clare Finlay

Address: 7 Reilly Gardens Bonnybridge

Comment Details

Commenter Type: Community Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs

I object strongly to this application, I am a local community councillor and member of Parent Council on a school in Broomhill Road which will be directly affected by this road.

It is currently unsafe for the children of High Bonnybridge to walk to school bearing in mind the narrow footpaths, HGV traffic and lack of appropriate parking therefore any decision to add increased traffic is intolerable and dangerous.

I also assume that there are no houses currently attached to this proposal but that this would be a future consideration and this is also unacceptable considering the sewerage pipes have collapsed on Broomhill Road and the current state of the local Bonny Water.

I wish to be updated on this issue and will be informing the local community as a matter of urgency.

Clare Finlay

Comments for Planning Application P/14/0046/PPP

Application Summary

Application Number: P/14/0046/PPP

Address: Milnquarter Farm Roman Road Bonnybridge FK4 2DE

Proposal: Distributor Road and Associated Earth Works

Case Officer: Brent Vivian

Customer Details

Name: Mr Graham Rae

Address: 8 Morrison Avenue Bonnybridge

Comment Details

Commenter Type: Community Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Bonnybridge Community Council objects to this planning application. We object on the grounds that opening up a road between Milnquarter Road and Broomhill Road brings no benefit. Indeed it creates a "rat run " between these two roads. There are problems with the amount of traffic on Broomhill Road at certain times of the day. There are school runs to both schools, children walking and Central Demolition lorries using this road. Also the road from High Bonnybridge under the railway bridge is single lane. Adding more traffic into this is totally undesirable. We have had many complaints at our meetings about the amount of traffic on Broomhill Road. We also wonder, what is the point of this road?

We intend to discuss this again at our next community council meeting, so may have more objections to add

Comments for Planning Application P/14/0046/PPP

Application Summary

Application Number: P/14/0046/PPP

Address: Milnquarter Farm Roman Road Bonnybridge FK4 2DE

Proposal: Distributor Road and Associated Earth Works

Case Officer: Brent Vivian

Customer Details

Name: Mr Thomas Hutchison

Address: 34 milnquarter rd Bonnybridge Falkirk

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Milnquarter Farm Roman Road Bonnybridge FK4 2DE is situated at Roman rd but the proposed road is from milnquarter rd. where the road is proposed to join at broom hill rd already has access.