

Agenda Item 5

List of Enclosures

List of Enclosures – Agenda Item 5

1. Notice of Review dated 10 August 2015 and associated documents.
2. Application for Planning Permission dated 15 April 2015 and associated plans and documents.
3. Report of Handling dated 22 June 2015.
4. Refusal of Planning Permission dated 16 July 2015.
5. Consultation response from Roads Development Unit dated 27 April 2015.
6. Consultation response from Environmental Protection Unit dated 5 May 2015.
7. Consultation response from Roads Development Unit dated 14 May 2015 and associated flooding related information.
8. Consultation response from Coal Authority dated 5 June 2015.
9. Consultation response from Planning and Environment Unit dated 8 June 2015.
10. Online representation from Kevin Lafferty undated.

Policies/Documents Applicable to Review:-

11. Development in the Countryside Supplementary Guidance SG01.
12. Falkirk Council Local Development Plan -
<http://www.falkirk.gov.uk/services/planning-building/planning-policy/local-development-plan/>
 - Policy CG03 - Housing in the Countryside
 - Policy HSG05 - Infill Development and Sub Division of Plots
 - Policy RW06 - Flooding
13. Falkirk Council Local Plan -
<http://www.falkirk.gov.uk/services/planning-building/planning-policy/local-plan>
 - Policy EQ19 - Countryside
 - Policy SC03 - Housing Development in the Countryside
 - Policy SC08 - Infill Development and Sub Division of Plots
 - Policy ST12 - Flooding

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments

The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013

The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title		Ref No.	
Forename	LINDSAY CONSTRUCTION	Forename	AREIA
Surname		Surname	STRANA
Company Name	LINDSAY CONSTRUCTION	Company Name	
Building No./Name	65	Building No./Name	1
Address Line 1	DEFAIRN ROAD	Address Line 1	CORTS CLOUNT
Address Line 2	ASHCROSS	Address Line 2	.
Town/City	CARLUHMANNSHILL	Town/City	ALLOA
Postcode	FK10 3HU	Postcode	FK10 2AR
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority		FALKIRK COUNCIL	
Planning authority's application reference number		P/15/0230/FUL	
Site address			
BRAESIDE GARD SLAMANN ROAD LIMERICK FALKIRK			
Description of proposed development			
ERECTON OF 2 DWELLING HOUSES			

Date of application

21/5/15

Date of decision (if any)

16/7/15

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

Application for planning permission (including householder application)



Application for planning permission in principle



Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)



Application for approval of matters specified in conditions



5. Reasons for seeking review

Refusal of application by appointed officer



Failure by appointed officer to determine the application within the period allowed for determination of the application



Conditions imposed on consent by appointed officer



6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions



One or more hearing sessions



Site inspection



Assessment of review documents only, with no further procedure



If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

PREVIOUSLY APPROVED APPLICATION IS RELEVANT. HEARING TO DISCUSS HISTORY OF SITE AND REASONS FOR REFUSAL BASED ON POLICY NOT YET IMPLEMENTED BY COUNCIL.

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?



Is it possible for the site to be accessed safely, and without barriers to entry?



If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

SITE IS SECURED, VIEWING FROM ROADSIDE WOULD NOT BE SAFE. APPLICANT CAN GIVE ENTRY TO SITE.

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

THE ERECTION OF 2 DWELLING HOUSES WAS PREVIOUSLY APPROVED BY COUNCIL. ON LAPSE OF APPROVAL, A FURTHER APPLICATION WAS SUBMITTED AND CHANGES MADE TO ACCOMMODATE ROADS DEPT GUIDANCE. PROBLEMS WITH FLOOD RISK MEANT APPLICATION COULD NOT BE APPROVED. A NEW APPLICATION WAS SUBMITTED ONCE DETAILED FLOOD RISK ASSESSMENT HAD BEEN CALLED OUT. AT THE LAST MEETING AND WITHOUT WARNING WE WERE ADVISED THAT THE APPLICATION COULD NOT BE SUPPORTED DUE TO NEW POLICY. ON DISCUSSION IT WAS NOTED THAT THIS POLICY HAD NOT YET BEEN ADOPTED BY COUNCIL. NO CONSIDERATION GIVEN TO PREVIOUS HISTORY BY THE PLANNING OFFICIALS.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes ☐ No ☒

If yes, please explain below a) why you are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

ORIGINAL PLANNING CONSENT D&F P/07/0993/FUL
PREVIOUS APPLICATION REFUSAL D&F P/14/0295/FUL

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature: 

Name:

GROSS STRANS

Date:

10/8/15

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.



This Decision Notice is issued under the Town and Country Planning (Scotland) Acts. It should be read, together with the accompanying plans; if any details differ, then the Decision Notice takes priority.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS AS AMENDED

Detailed Planning Permission

Agent:

Greig Strang
The Studio
22 West Burnside
Dollar
FK14 7DP

Applicant:

Lindsay Construction Ltd
65 Pittfaim Road
Fishcross
Clackmannanshire
FK10 3HU

In respect of the application registered on 30 October 2007 for the proposals described below,

Development Erection of 2 Dwellinghouses

Location Braeside Yard, Slamannan Road, Limerigg, Falkirk FK1 3BJ

and in accordance with the plans docquetted as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Grants Detailed Planning Permission

This decision is issued subject to the following condition(s):-

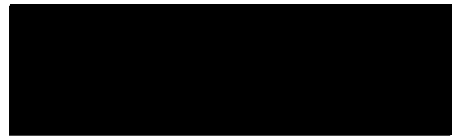
1. The development to which this permission relates must be begun within five years of the date of this permission.
2. Development shall not begin until a scheme to deal with contamination on the site has been submitted to and approved in writing by the Planning Authority. The scheme shall contain details of proposals to deal with contamination to include:
 - i. the nature, extent and types(s) of contamination on the site;
 - ii. measures to treat/remove contamination to ensure the site is fit for the use proposed;
 - iii. measures to deal with contamination during construction works;
 - iv. condition of the site on completion of decontamination measures.Before any unit is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.
3. All individual driveways shall be constructed with a maximum gradient of 1:10 and shall be constructed to ensure that no surface water or loose material is discharged onto the access roads.
4. Any access gates shall only open inwards.

5. No building, structure, tree, shrub or other obstruction to visibility over 1 metres in height above carriageway level shall be allowed within 2.5 metres of the carriageway edge over the site's frontage with the public road.

Reason(s):

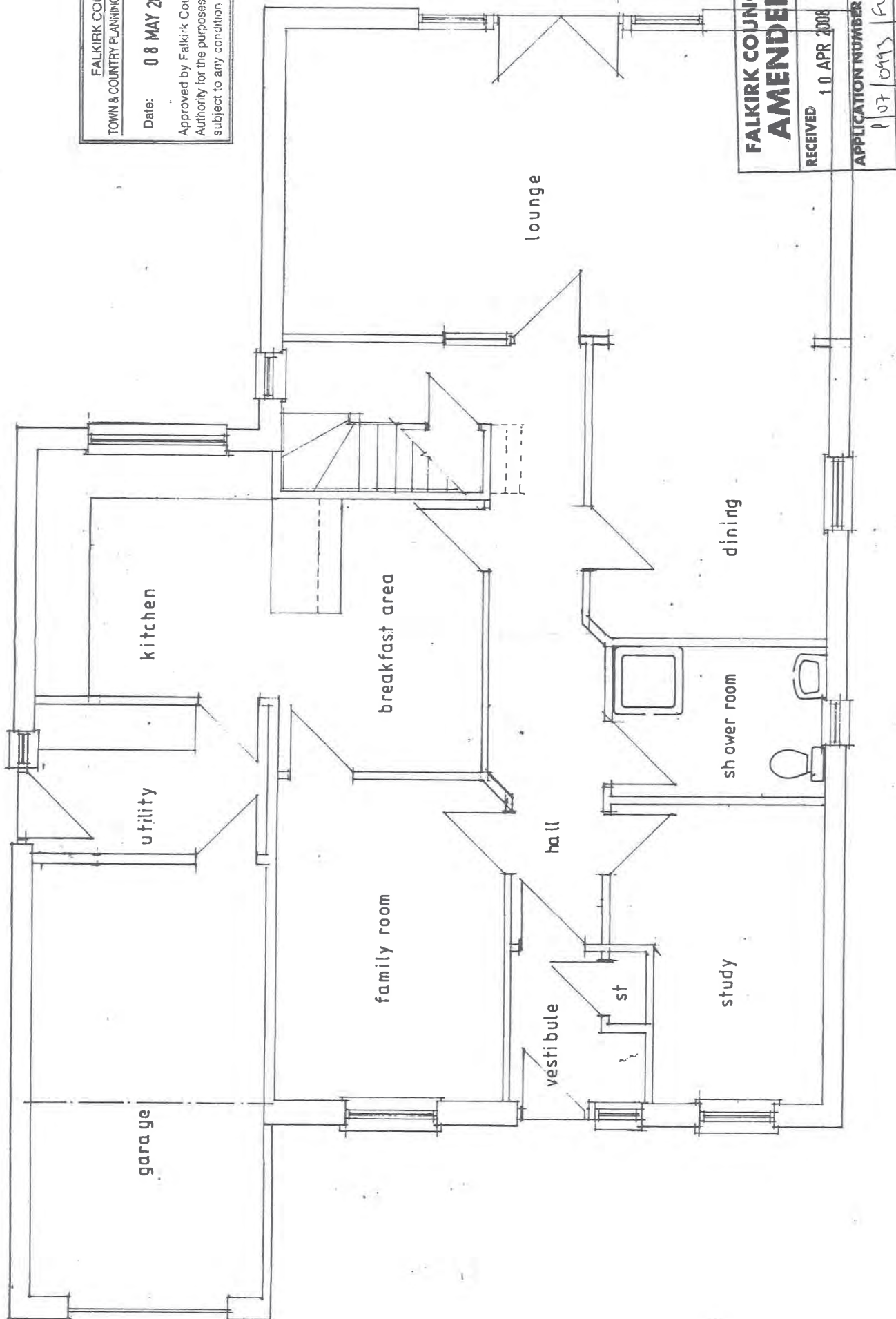
1. To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To ensure the ground is suitable for the proposed development.
- 3-5. To safeguard the interests of the users of the highway.

8 May 2008



Director of Development Services

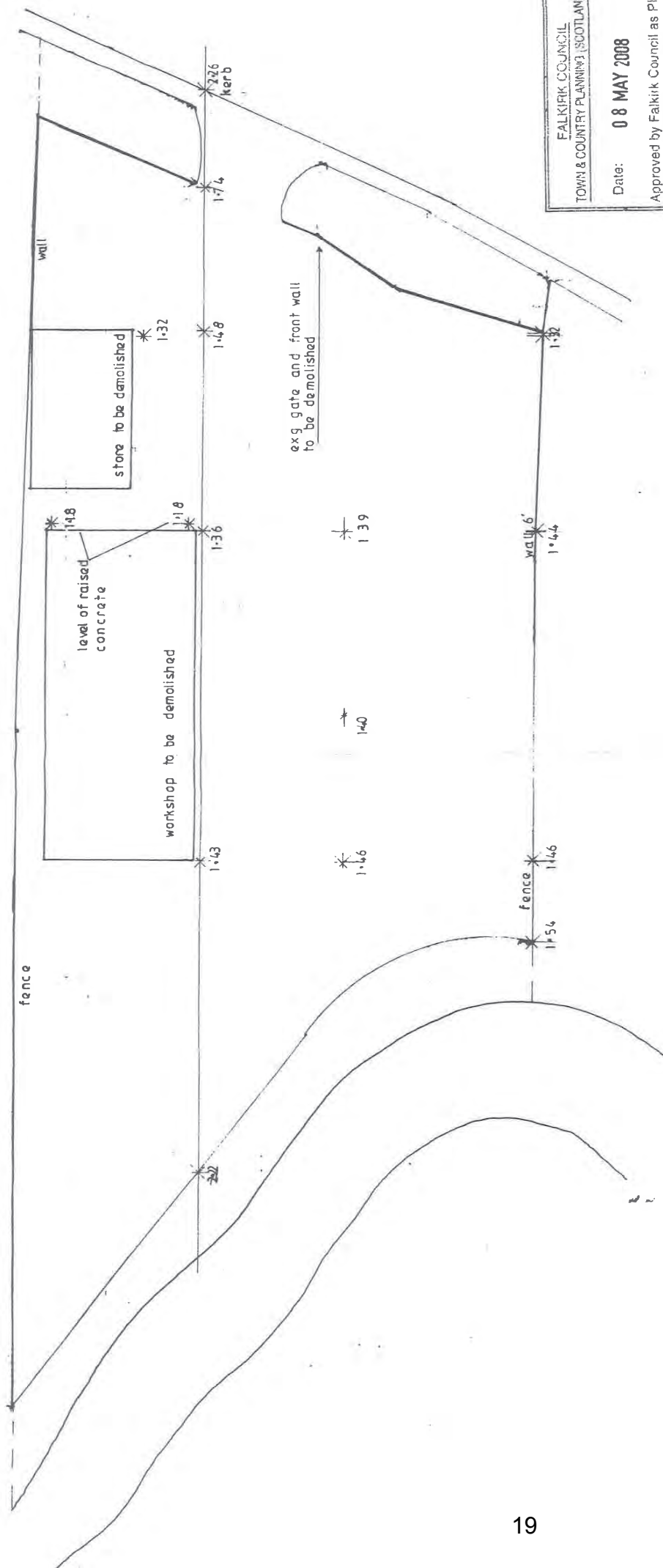
FALKIRK COUNCIL TOWN & COUNTRY PLANNING (SCOTLAND) ACTS	
Date:	08 MAY 2008
Approved by Falkirk Council as Planning Authority for the purposes of the above Act, subject to any condition hereon specified.	



FALKIRK COUNCIL AMENDED	
RECEIVED	10 APR 2008
54/7	
APPLICATION NUMBER	
P07/0413 / FU	

Proposed development of 2 new houses
At Braeside Yard, Slamaun Road, Limerigg.
For Lindsay Construction (Scotland) Ltd

Proposed ground floor plan
Scale 1:50
DRG P004



FALKIRK COUNCIL
TOWN & COUNTRY PLANNING (SCOTLAND) ACTS

Date: 08 MAY 2008

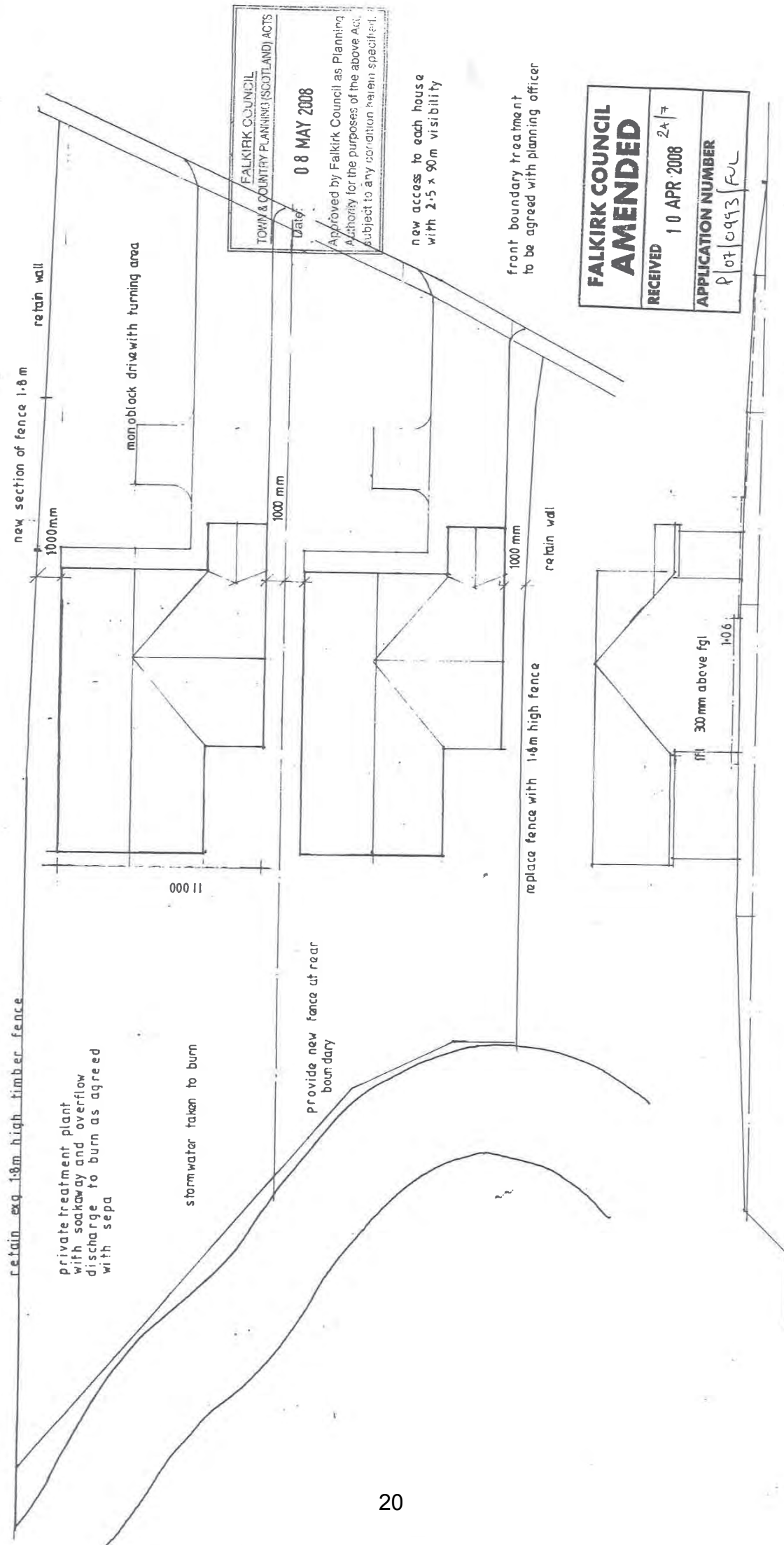
Approved by Falkirk Council as Planning Authority for the purposes of the above Act, subject to any condition herein specified.

RECEIVED
30 OCT 2007
APPLICATION NUMBER
PCT/0993/FUL

**Proposed development of 2 new houses
At Braeside yard, Slamannan Road, Limerigg.
For Lindsay Construction (Scotland) Ltd**

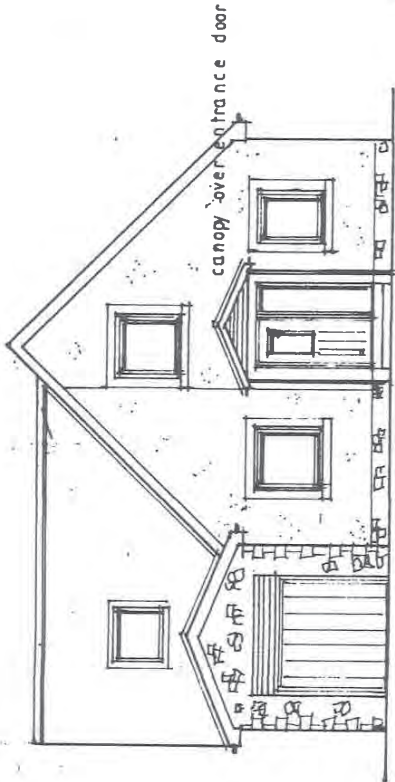
Existing site plan
Scale 1:200
DRG P001

section through site

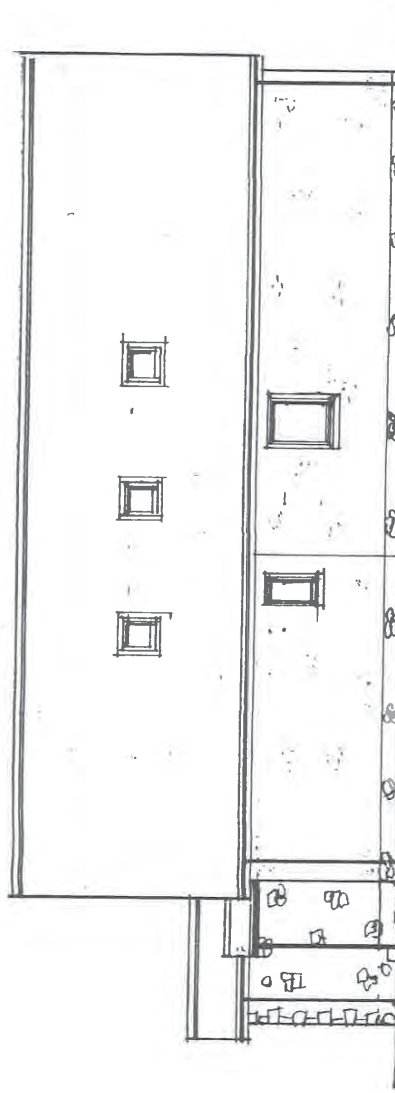


Proposed development of 2 new houses
At Braeside yard, Slamannan Road, Limerigg.
For Lindsay Construction (Scotland) Ltd

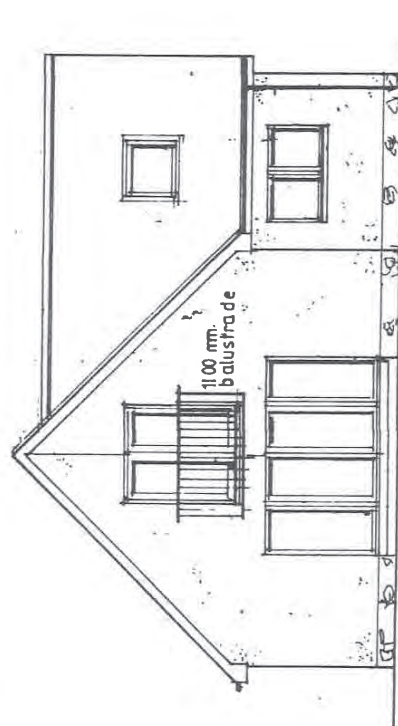
Proposed site plan
Scale 1:200
DRG P002



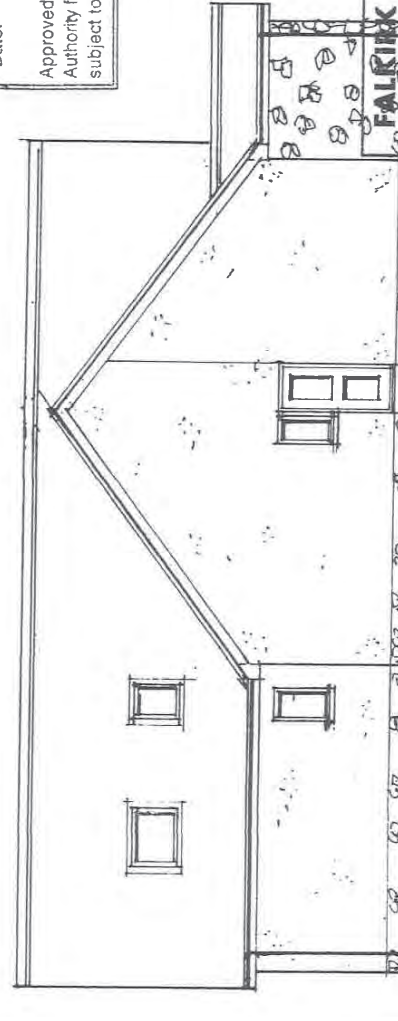
FRONT ELEVATION



NORTH ELEVATION



REAR ELEVATION



SOUTH ELEVATION

FALKIRK COUNCIL
TOWN & COUNTRY PLANNING (SCOTLAND) ACTS
Date: 08 MAY 2008
Approved by Falkirk Council as Planning
Authority for the purposes of the above Act,
subject to any condition herein specified.

FALKIRK COUNCIL AMENDED	
RECEIVED	3A-4A/7 10 APR 2008
APPLICATION NUMBER	P 0710993

Roof finished in concrete tiles with dry ridge system.
White upvc fascias and soffits.
Rainwater goods in white upvc.
Walls finished in Anstone and roughcast as shown with precast concrete stooped
cills and smooth bands to front elevation windows. All other windows to have
precast concrete slip cills.
Windows and doors to be white upvc high performance double glazed units.

Proposed development of 2 new houses
At Bracside Yard, Slamannan Road, Limerigg.
For Lindsay Construction (Scotland) Ltd

Proposed elevations
Scale 1:100
DRG P003

FALKIRK COUNCIL TOWN & COUNTRY PLANNING (SCOTLAND) ACTS	
Date:	08 MAY 2008
Approved by Falkirk Council as Planning Authority for the purposes of the above Act, subject to any condition herein specified.	



FALKIRK COUNCIL AMENDED	
RECEIVED	10 APR 2008
6A 17	
APPLICATION NUMBER	
P 07 0993	fu

Proposed development of 2 new houses
At Braeside Yard, Slamannan Road, Limerigg.
For Lindsay Construction (Scotland) Ltd

Proposed first floor plan
Scale 1:50
DRG P005



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

Falkirk Council

Refusal of Planning Permission

Agent
Greig Strang
68 Bridge Street
Dollar
Clackamannan
FK14 7DQ

Applicant
Lindsay Construction
FAO: Mr Stuart Lindsay
65 Pittfair Road
Fishcross
FK10 3HU

This Notice refers to your application registered on 21 May 2014 for permission in respect of the following development:-

Development Erection of 2 Dwellinghouses at

Location Braeside Yard, Slamannan Road, Limerigg, Falkirk, FK1 3BJ

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 docquetted or itemised in the attached informatives as relative hereto, Falkirk Council, in exercise of its powers under the above legislation, hereby

Refuses Detailed Planning Permission

The Council has made this decision for the following

Reason(s):

1. The applicant has failed to demonstrate that the application site is not at risk from flooding to the potential detriment of the future occupants. As such the proposal fails to accord with Policy ST12 - Flooding of the Falkirk Council Local Plan, Policy RW06 - Flooding of the Falkirk Local Development Plan - Proposed Plan, and Scottish Planning Policy (SPP).
2. The applicant has failed to demonstrate that the application site is not at risk from coal mining legacy issues leading to uncertainty over land stability and raising the potential for unacceptable risks to the safety of future occupants.

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.

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Please refer to the accompanying Guidance Notes when completing this application
PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS
ELECTRONICALLY VIA <https://eplanning.scotland.gov.uk>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	
Forename	STUART	Forename	GREG
Surname	LINDSAY	Surname	STRANG
Company Name	LINDSAY CONSTRUCTION	Company Name	
Building No./Name		Building No./Name	1 COATS CRESCENT
Address Line 1	65 PITFARN ROAD	Address Line 1	ALLOA
Address Line 2	FISHERS	Address Line 2	
Town/City	CLACKMANNAN	Town/City	CLACKMANNAN
Postcode	FK10 3HU	Postcode	FK10 2AQ
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	

3. Postal Address or Location of Proposed Development (please include postcode)
 BRASSIDE YARD
 SLAMANNAN ROAD
 LIMERICK
 FK1 3DS

NB. If you do not have a full site address please identify the location of the site(s) in your accompanying documentation.

4. Type of Application
 What is the application for? Please select one of the following:

Planning Permission	<input checked="" type="checkbox"/>
Planning Permission in Principle	<input type="checkbox"/>
Further Application*	<input type="checkbox"/>
Application for Approval of Matters Specified in Conditions*	<input type="checkbox"/>
Application for Mineral Works**	<input type="checkbox"/>

NB. A 'further application' may be e.g. development that has not yet commenced and where a time limit has been imposed a renewal of planning permission or a modification, variation or removal of a planning condition.

*Please provide a reference number of the previous application and date when permission was granted:

Reference No: P107/00993/PUL	Date: 3/5/08
------------------------------	--------------

****Please note that if you are applying for planning permission for mineral works your planning authority may have a separate form or require additional information.**

5. Description of the Proposal

Please describe the proposal including any change of use:

ERLATION OF 2 HOUSES

Is this a temporary permission?

Yes ☐ No ☒

If yes, please state how long permission is required for and why:

Have the works already been started or completed?

Yes ☐ No ☒

If yes, please state date of completion, or if not completed, the start date:

Date started:

Date completed:

If yes, please explain why work has already taken place in advance of making this application

6. Pre-Application Discussion

Have you received any advice from the planning authority in relation to this proposal?

Yes ☐ No ☒

If yes, please provide details about the advice below:

In what format was the advice given?

Meeting ☐ Telephone call ☐ Letter ☐ Email ☐

Have you agreed or are you discussing a Processing Agreement with the planning authority? Yes ☐ No ☐

Please provide a description of the advice you were given and who you received the advice from:

Name:

Date:

Ref No.:

7. Site Area

Please state the site area in either hectares or square metres:

Hectares (ha):

Square Metre (sq.m.)

8. Existing Use

Please describe the current or most recent use:

BUILDING YARD & WORKSHOPS

9. Access and Parking

Are you proposing a new altered vehicle access to or from a public road?

Yes ☒ No ☐

If yes, please show in your drawings the position of any existing, altered or new access and explain the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any changes to public paths, public rights of way or affecting any public rights of access?

Yes ☐ No ☒

If yes, please show on your drawings the position of any affected areas and explain the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application site?

N/A

How many vehicle parking spaces (garaging and open parking) do you propose on the site? (i.e. the total number of existing spaces plus any new spaces)

2 PM HOVSU

Please show on your drawings the position of existing and proposed parking spaces and specify if these are to be allocated for particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, etc.)

10. Water Supply and Drainage Arrangements

Will your proposals require new or altered water supply or drainage arrangements?

Yes ☒ No ☐

Are you proposing to connect to the public drainage network (e.g. to an existing sewer?)

Yes, connecting to a public drainage network

☒

No, proposing to make private drainage arrangements

☐

Not applicable – only arrangement for water supply required

☐

What private arrangements are you proposing for the new/altered septic tank?

Discharge to land via soakaway

☐

Discharge to watercourse(s) (including partial soakaway)

☐

Discharge to coastal waters

☐

Please show more details on your plans and supporting information

What private arrangements are you proposing?

Treatment/Additional treatment (relates to package sewer treatment plants, or passive sewage treatment such as a reed bed)

☐

Other private drainage arrangement (such as a chemical toilets or composting toilets)

☐

Please show more details on your plans and supporting information.

Do your proposals make provision for sustainable drainage of surface water?

Yes ☐ No ☒

Note:- Please include details of SUDS arrangements on your plans

Are you proposing to connect to the public water supply network?

Yes ☒ No ☐

If no, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site)

11. Assessment of Flood Risk

Is the site within an area of known risk of flooding?

Yes ☒ No ☐

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your planning authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? Yes ☐ No ☒ Don't Know ☐

If yes, briefly describe how the risk of flooding might be increased elsewhere.

12. Trees

Are there any trees on or adjacent to the application site?

Yes ☐ No ☒

If yes, please show on drawings any trees (including known protected trees) and their canopy spread as they relate to the proposed site and indicate if any are to be cut back or felled.

13. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (including recycling)

Yes ☒ No ☐

If yes, please provide details and illustrate on plans.

If no, please provide details as to why no provision for refuse/recycling storage is being made:

14. Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats?

Yes ☒ No ☐

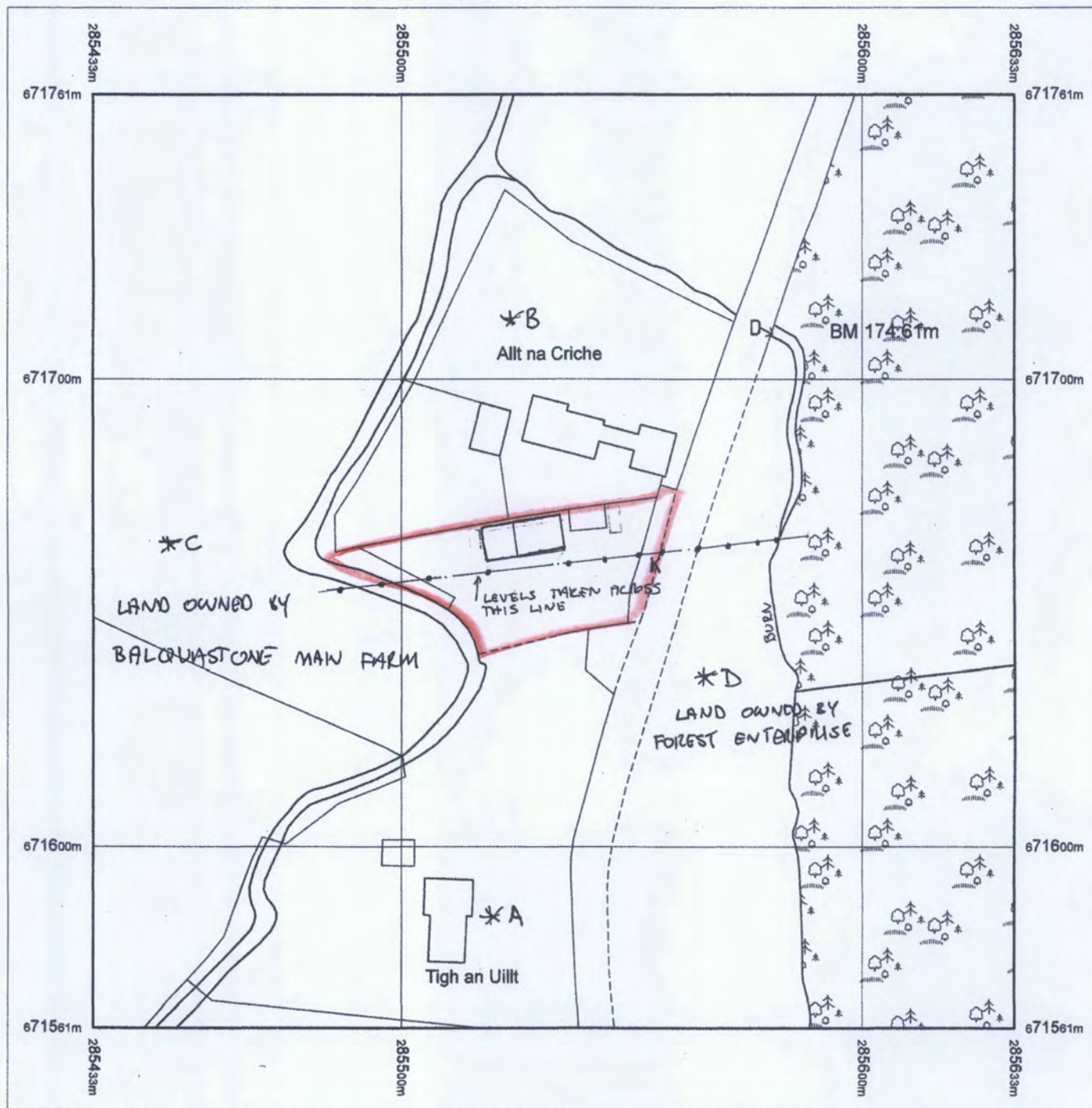
If yes how many units do you propose in total?

2

Please provide full details of the number and types of units on the plan. Additional information may be provided in a supporting statement.

15. For all types of non housing development – new floorspace proposed	
<p>Does your proposal alter or create non-residential floorspace? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/></p> <p><i>If yes, please provide details below:</i></p> <p>Use type: </p> <p>If you are extending a building, please provide details of existing gross floorspace (sq.m): </p> <p>Proposed gross floorspace (sq.m.): </p> <p><i>Please provide details of internal floorspace(sq.m)</i></p> <p>Net trading space: </p> <p>Non-trading space: </p> <p>Total net floorspace: </p>	
16. Schedule 3 Development	
<p>Does the proposal involve a class of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know <input type="checkbox"/></p> <p>If yes, your proposal will additionally have to be advertised in a newspaper circulating in your area. Your planning authority will do this on your behalf but may charge a fee. Please contact your planning authority for advice on planning fees.</p>	
17. Planning Service Employee/Elected Member Interest	
<p>Are you / the applicant / the applicant's spouse or partner, a member of staff within the planning service or an elected member of the planning authority? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Or, are you / the applicant / the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If you have answered yes please provide details:</p> <div style="border: 1px solid black; height: 50px; width: 100%; margin-top: 5px;"></div>	
DECLARATION	
<p>I, the applicant/agent certify that this is an application for planning permission The accompanying plans/drawings and additional information are provided as part of this application.</p> <p>I, the applicant/agent hereby certify that the attached Land Ownership Certificate has been completed <input checked="" type="checkbox"/></p> <p>I, the applicant /agent hereby certify that requisite notice has been given to other land owners and /or agricultural tenants Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>Signature: GROSS STRAWS Date: 15/4/15</p> <p>Any personal information provided on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.</p>	

K-KERB 1.36 m ABOVE D - KNOWN DATUM



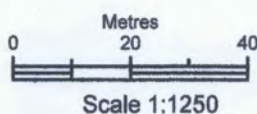
Produced 29.08.2007 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2007.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS Sitemap is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

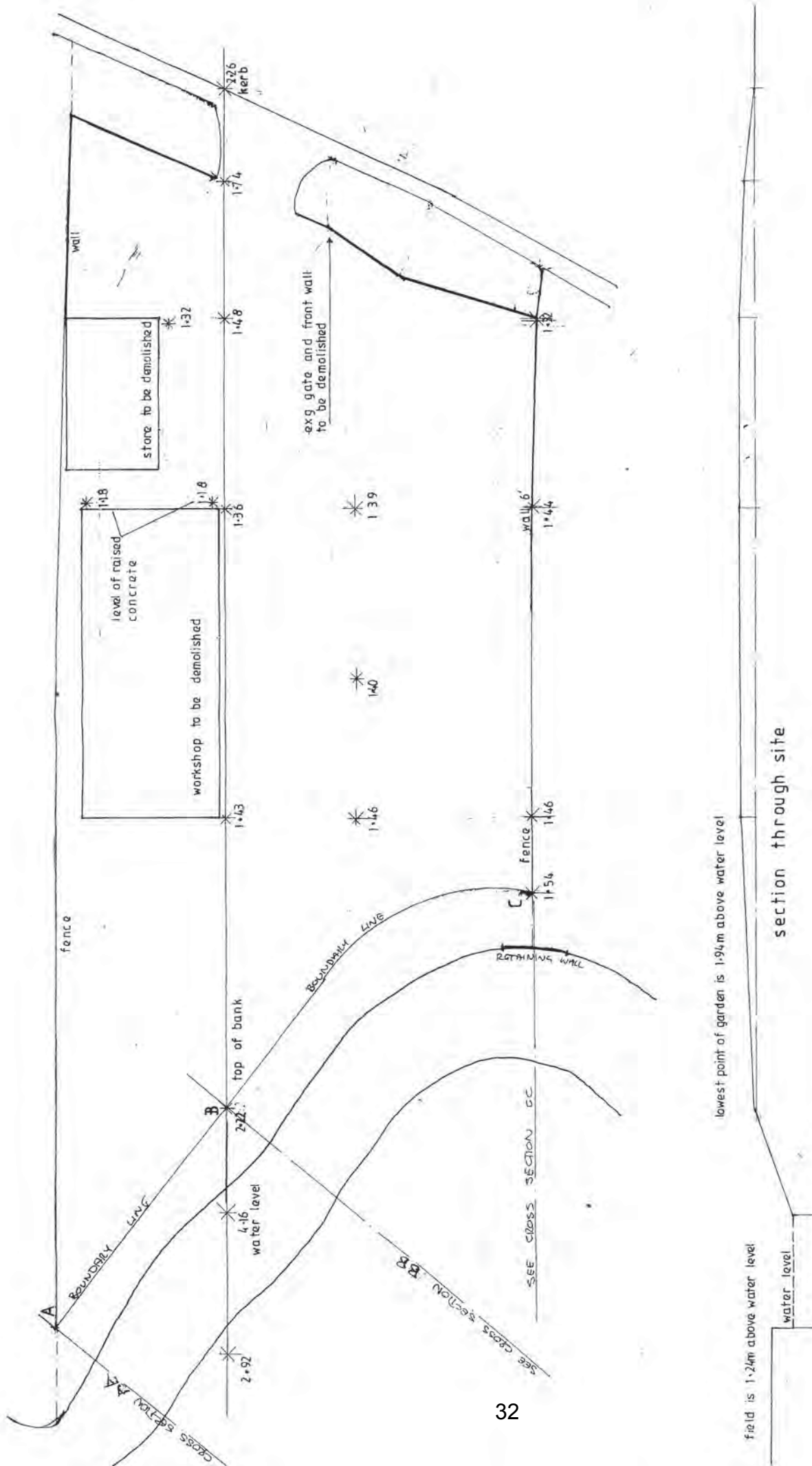


Supplied by: **Outlet User**
Serial number: 00002400
Centre coordinates: 285533 67166

Further information can be found on OS Sitemap Information leaflet or Ordnance Survey web site:
www.ordnancesurvey.co.uk

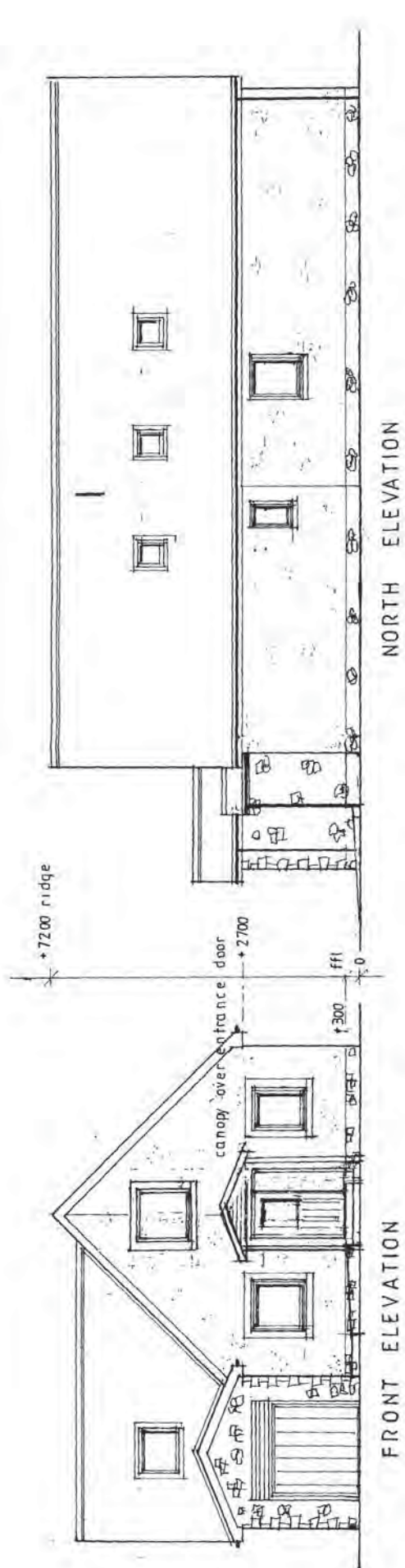
**Proposed development of 2 new houses
At Braeside Yard, Slamannan Road, Limerigg
For Lindsay Construction (Scotland) Ltd**

**Location plan
Scale 1:1250**

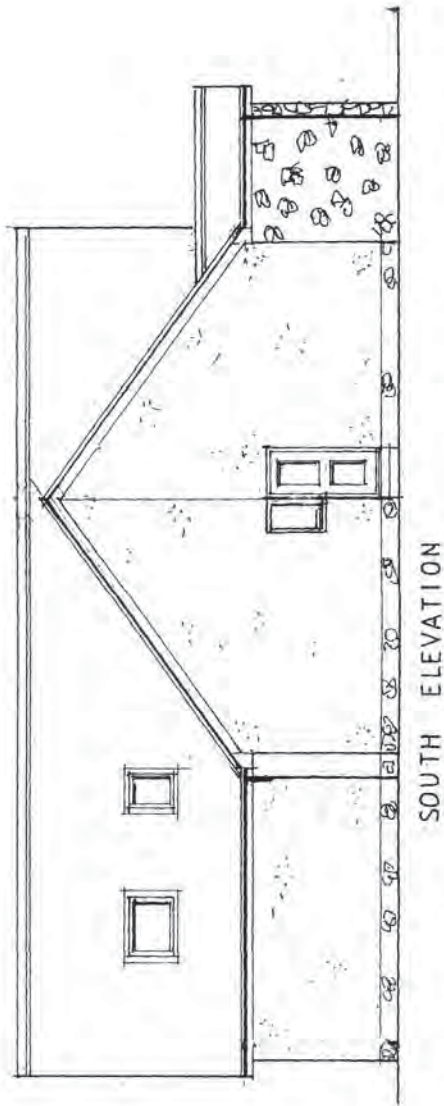


Proposed development of 2 new houses
At Braeside yard, Slamannan Road, Limerigg.
For Lindsay Construction (Scotland) Ltd

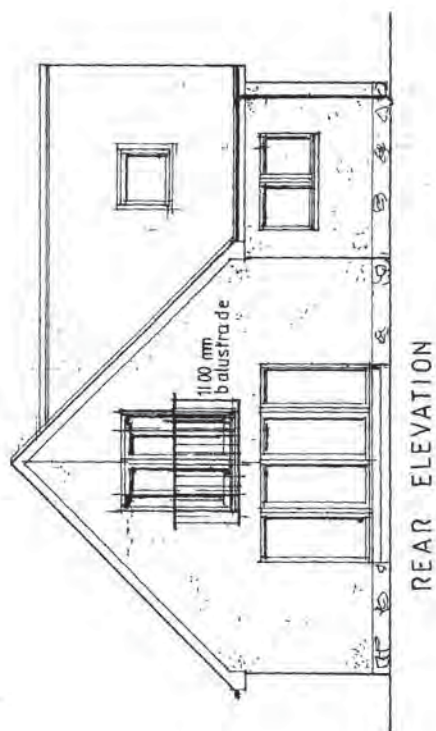
Existing site plan
Scale 1:200
DRG P001



NORTH ELEVATION



SOUTH ELEVATION



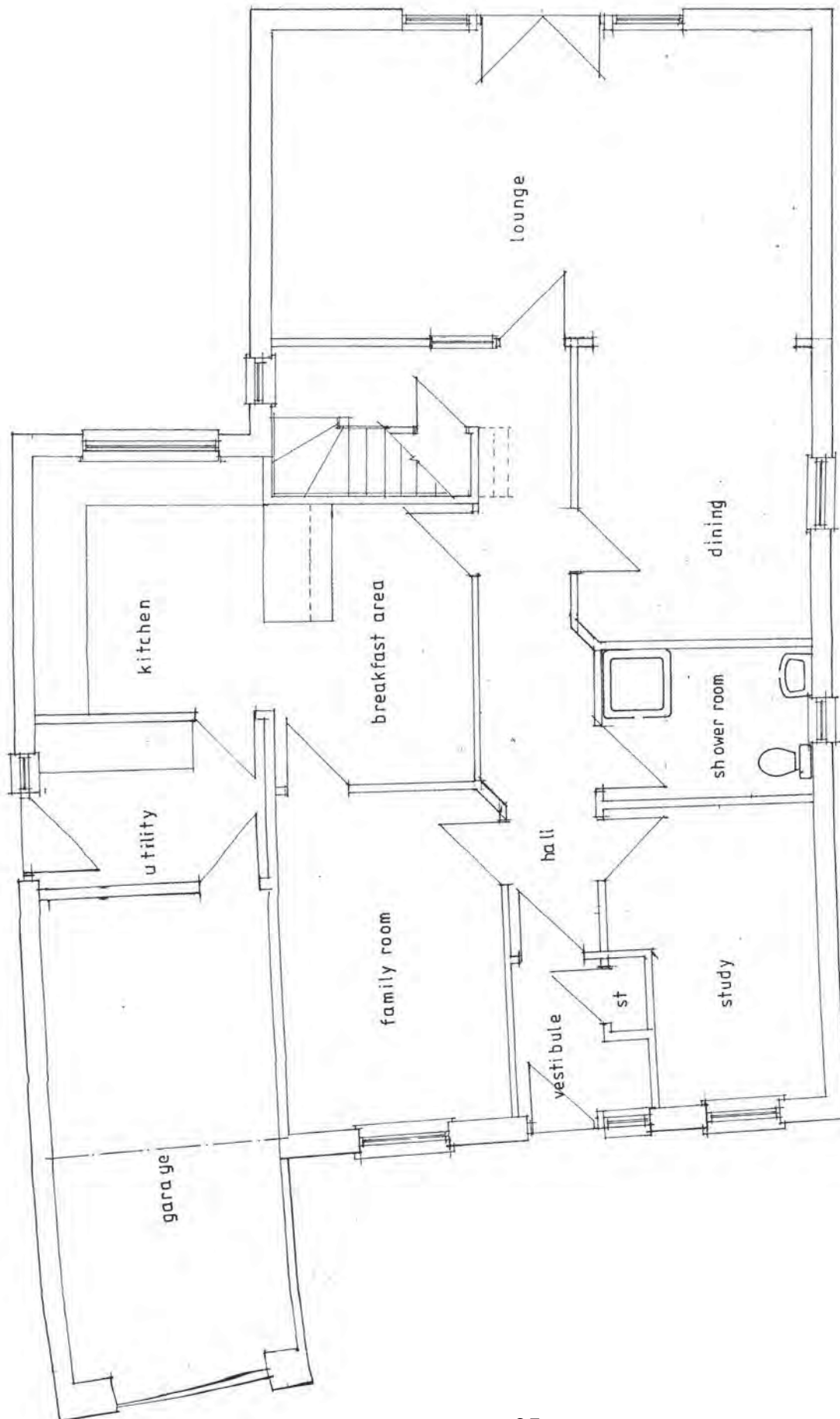
FRONT ELEVATION

REAR ELEVATION

Roof finished in concrete tiles with dry ridge system.
 White upvc fascias and soffits.
 Rainwater goods in white upvc.
 Walls finished in Anstone and roughcast as shown with precast concrete stooped
 cills and smooth bands to front elevation windows. All other windows to have
 precast concrete slip cills.
 Windows and doors to be white upvc high performance double glazed units.

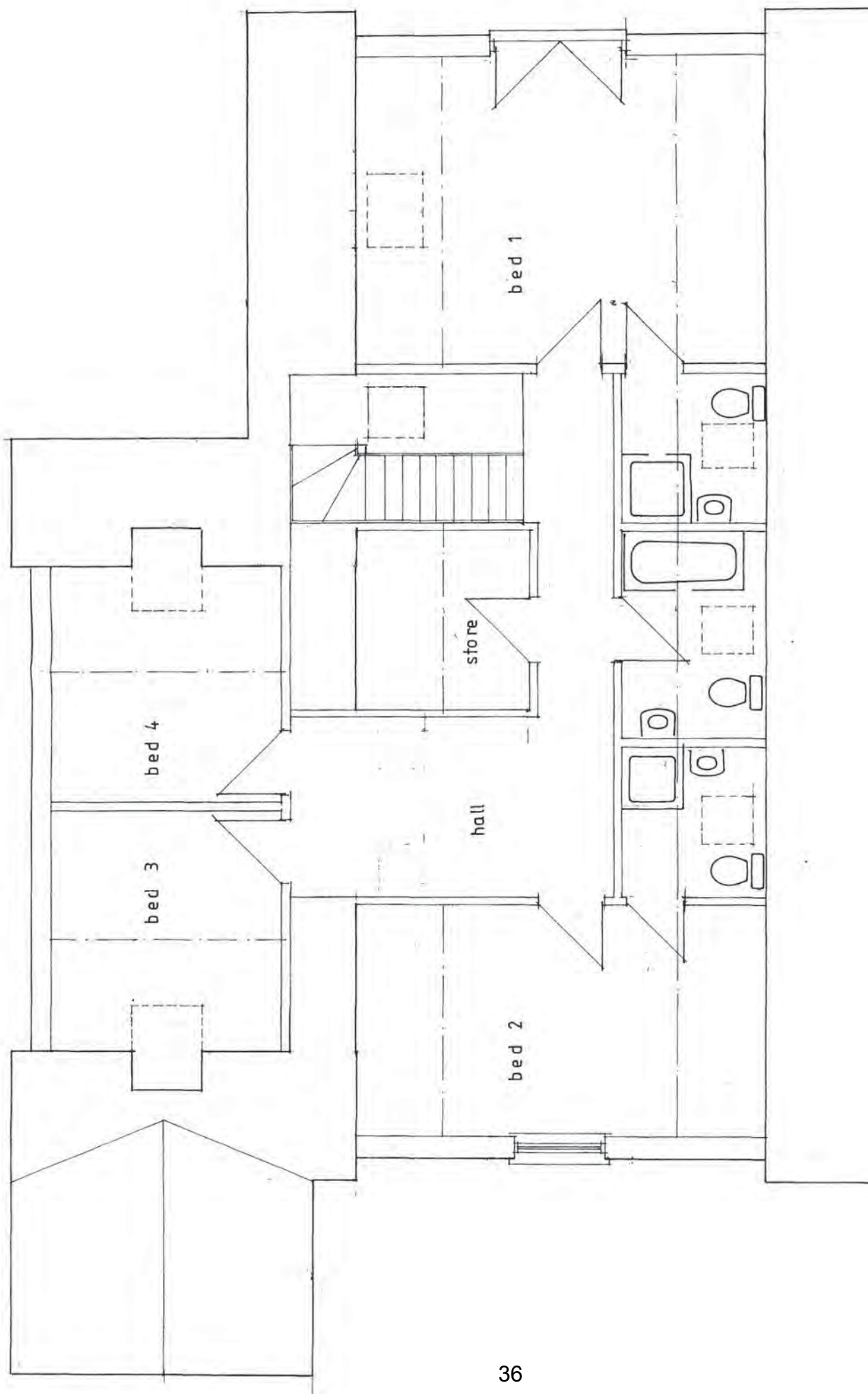
Proposed development of 2 new houses
 At Braceside Yard, Slamannan Road, Limerigg.
 For Lindsay Construction (Scotland) Ltd

Proposed elevations
 Scale 1:100
 DRG P003



Proposed development of 2 new houses
 At Bracside Yard, Slamannan Road, Limerigg
 For Lindsay Construction (Scotland) Ltd

Proposed ground floor plan
 Scale 1:50
 DRG P004



Proposed development of 2 new houses
At Braeside Yard, Slamannan Road, Limerigg.
For Lindsay Construction (Scotland) Ltd

Proposed first floor plan
Scale 1:50
DRG P005

LAND OWNERSHIP CERTIFICATES

Town and Country Planning (Scotland) Act 1997
Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

CERTIFICATE A, B, C OR CERTIFICATE D MUST BE COMPLETED BY ALL APPLICANTS

CERTIFICATE A

Certificate A is for use where the applicant is the only owner of the land to which the application relates and none of the land is agricultural land.

I hereby certify that -

- (1) No person other than ~~myself~~ **APPLICANT** was owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the application. ☒
- (2) None of the land to which the application relates constitutes or forms part of agricultural land. ☒

Signed:

[Redacted Signature]

On behalf of:

MR S LINDSM

Date:

15/4/15

CERTIFICATE B

Certificate B is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where all owners/agricultural tenants have been identified.

I hereby certify that -

- (1) I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (2) None of the land to which the application relates constitutes or forms part of agricultural land ☒
- or
- (3) The land or part of the land to which the application relates constitutes or forms part of agricultural land and I have served notice on every person other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

CERTIFICATE C

Certificate C is for use where the applicant is not the owner or sole owner of the land to which the application relates and/or where the land is agricultural land and where it has not been possible to identify ALL or ANY owners/agricultural tenants.

- (1) I have _____ been unable to serve notice on **every** person other than myself who, at the beginning of the period of 21 days ending with the date of the application was owner of any part of the land to which the application relates. ☐

or

- (2) I have _____ been unable to serve notice on **any** person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application, was owner of any part of the land to which the application relates. ☐

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding.

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ been unable to serve notice on any person other than myself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. ☐

or

- (5) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding I have _____ served notice on each of the following persons other than myself who, at the beginning of the period of 21 days ending with the date of the application was an agricultural tenant. These persons are: ☐

Name	Address	Date of Service of Notice

- (6) I have _____ taken reasonable steps, as listed below, to ascertain the names and addresses of all other owners or agricultural tenants and have _____ unable to do so.

Steps taken:

CERTIFICATE D
Certificate D

Certificate D is for use where the application is for mineral development.

- (1) No person other than myself _____ was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application. ☐

or

- (2) I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the accompanying application, was to the applicant's knowledge, the owner, of any part of the land to which the application relates. These persons are: ☐

Name	Address	Date of Service of Notice

- (3) None of the land to which the application relates constitutes or forms part of an agricultural holding. ☐

or

- (4) The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have _____ served notice on each of the following persons other than myself _____ who, at the beginning of the period of 21 days ending with the date of the application, was an agricultural tenant. ☐

- (5) Notice of the application as set out below has been published and displayed by public notice ☐

Signed:

On behalf of:*

Date:

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act



Braeside Yard, Slamannan Road, Limerigg
Flood Risk Assessment
Lindsay Construction Ltd

Report prepared by:
Ecus Ltd.
Scion House
Stirling University
Innovation Park
Stirling
FK9 9NF
01786 458017

February 2015

Ecus Ltd

Report to: **Lindsay Construction Ltd
65 Pittfairn Road
Fishcross
Alloa
FK10 3HU**

Report Title: **Braeside Yard, Slamannan Road, Limerigg
Flood Risk Assessment**

Revision: **Draft**
Issue Date: **February 2015**
Report Ref: **LN/5386/150107/FRA**

Originated By:


**M. Wallace
Graduate Consultant**

Date: 12th February 2015

Reviewed By:

**L. Newlands
Consultant Hydrologist**

Date: 12th February 2015

Approved By:


**I. Griffin
Technical Director
Water Environment**

Date: 12th February 2015

Prepared by:
**Ecus Ltd.
Scion House
Stirling University
Innovation Park
Stirling
FK9 4NF
01786 458017**

The report and the site assessments carried out by ECUS on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by ECUS with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by ECUS taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between ECUS and the client.

Other than that expressly contained in the paragraph above, ECUS provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. ECUS is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, ECUS does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and ECUS disclaims any liability to such parties.

This report is based on site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed.

ECUS accepts no responsibility for the accuracy of third party data used in this report.