

P81. DEVELOPMENT OF LAND FOR RESIDENTIAL USE (12 NO. FLATS AND 7 NO. DWELLINGHOUSES) ON LAND TO THE WEST OF 127 DUKE STREET, DUKE STREET, DENNY FOR FALKIRK COUNCIL - P/15/0363/PPP

The Committee considered a report by the Director of Development Services on an application for planning permission in principle for the development of land for residential use (for Falkirk Council affordable social housing) for 19 new units comprising a mix of flatted accommodation, semi detached and terraced housing with vehicular access off Duke Street and new tree planting within adjoining land to be retained as open space, on land to the west of 127 Duke Street, Denny.

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:-
 - (a) The siting of the building(s);
 - (b) The design of the building(s);
 - (c) The external appearance of the building(s);
 - (d) Details of the access arrangements;
 - (e) Details of landscaping of the site;
 - (f) Details of proposed boundary treatments;
 - (g) A drainage strategy and surface water drainage design, and
 - (h) Details of proposed levels.
- (2) The development shall not commence until a contaminated land assessment has been submitted to and approved in writing by the Planning Authority. The development shall not be occupied until (a) any necessary remedial works to make the ground safe have been carried out in accordance with an approved remediation strategy, and (b) any necessary remediation completion report/validation certificate has been submitted to and approved in writing by the Planning Authority;
- (3) The development shall not be occupied until an acoustic barrier has been provided in accordance with the recommendations of the Road Traffic Noise Impact Assessment prepared by Robin Mackenzie Partnership (RMP), dated 6 February 2015;
- (4) Each dwellinghouse/flat shall be fitted with glazing/ventilation in accordance with the recommendations of the Road Traffic Noise Impact Assessment prepared by Robin Mackenzie Partnership (RMP), dated 6 February 2015, before it is occupied;

- (5) A sum of £65,786 shall be paid to the Roads Authority towards the construction of the Denny Eastern Access Road (DEAR). The development shall not commence until the time(s) of payment of the contribution has been agreed in writing by the Planning Authority in consultation with the Roads Authority. The contribution shall be index linked from the date of grant of planning permission in principle, and
- (6) A sum of £57,850 shall be paid to the Education Authority towards the future upgrade of Denny Primary School and Denny High School. The development shall not commence until the time(s) of payment of the contribution has been agreed in writing by the Planning Authority in consultation with the Education Authority. The contribution shall be indexed linked from the date of grant of planning permission in principle.

Reasons(s):-

- (1) As these drawings and details constitute the approved development.
- (2) To ensure the ground is suitable for the proposed development.
- (3-4) To ensure that the occupants of the new housing are safeguarded against excessive noise intrusion.
- (5) A proportional financial contribution towards the delivery of the DEAR is required in order to address the cumulative impact of new development in the area on capacity issues at Denny Cross.
- (6) A proportional financial contribution is required in order to address capacity issues at Denny Primary School and Denny High School as a consequence of the cumulative impact of new housing development in the area.