

P95. ERECTION OF SUPPORT NEEDS SECONDARY SCHOOL, ASSOCIATED LANDSCAPING, CAR PARKING AND PUPIL DROP OFF FACILITIES AT MORAY PRIMARY SCHOOL, MORAY PLACE, GRANGEMOUTH FK3 9DL FOR FALKIRK COUNCIL - P/15/0476/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of a two storey support needs secondary school, associated landscaping, car parking and pupil drop off facilities on a site to the west of Oxbang Road and comprising 1.97 hectares of private open space forming part of the grounds of the Moray Primary School and Oxbang School and the Support Service Complex, Moray Place, Grangemouth.

Decision

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

- (1) The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of the permission unless a variation is required by a condition of the permission or a non-material variation has been agreed in writing by Falkirk Council as Planning Authority.**
- (2) The proposed 7-a-side football pitch measuring 60 metres x 4 metres plus 3 metres run-off areas and the proposed Multi Use Games Area (MUGA) measuring 36 metres x 18 metres, formed to include football and basketball use, shall be completed and available for use within one calendar year of the date of the opening of the new school. Prior to commencement of the proposed development on site, full details of the proposed football pitch and MUGA (to include specification and contractor details) shall be submitted to, and be approved in writing by the Planning Authority. For the avoidance of doubt, the new grass football pitch shall be designed and constructed by a Sports and Play Construction Association (SAPCA) registered pitch contractor or similarly recognised pitch contractor.**
- (3) Before any trees or vegetation is removed from the site, steps shall be taken to ensure that any trees to be retained shall be protected in accordance with British Standards 5837: 2012 "Trees in Relation to Design, Demolition and Construction - Recommendations". Thereafter, the trees shall remain so protected during the course of the development hereby approved. Furthermore, before any trees or vegetation is removed from the site the applicant shall notify the Planning Authority that the steps referred to in the condition have been carried out and the Planning Authority shall confirm satisfaction in writing.**
- (4) The removal of vegetation and trees from the application site shall take place between the months of March through to September inclusive. If this is not deemed to be possible, any proposal to remove trees and/or vegetation outwith the timeframe shall be submitted to the Planning Authority, and have the written approval of the Planning Authority prior to the removal of the trees and/or vegetation, and that any such proposal is verified by a qualified ecologist.**

- (5) Before any trees or vegetation are removed from the site, the applicant shall submit to, and have approved in writing by, the Planning Authority, details of bat roosting and bird nesting boxes to be installed at trees to remain on site. For the avoidance of doubt, these details shall include construction details of the boxes, numbers of boxes, placement height and location and timescales for the installation of the boxes.
- (6) The landscaping works shall be as detailed on the drawing bearing the Planning Authority's reference 11B shall be completed within one calendar year of the date of the opening of the proposed development and shall thereafter be maintained in accordance with the approved landscape maintenance schedule.
- (7) Notwithstanding any details previously submitted, there shall be no work carried out to construct the proposed new school building until such time as samples of finishing materials have been submitted to, and approved in writing by, the Planning Authority.

Reason(s):-

- (1) As these drawings and details constitute the approved development.
- (2) To ensure that there is adequate recreation, play and sports facilities for the functioning of the proposed new school and the wider Moray Primary School and Oxbang School and Support Service campus.
- (3) To ensure that trees to be retained at the site are satisfactorily protected during the course of the proposed development.
- (4) To ensure satisfactory protection of roosting bats and nesting birds and their habitat.
- (5) To ensure satisfactory protection of roosting bats and nesting birds and their habitat.
- (6) To safeguard the landscape amenity of the application site and its setting.
- (7) In the interests of visual amenity.

Informative(s):-

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02, 03A, 04A, 05A, 06A, 07A, 08A, 09, 10, 11B, 12, 13A, 14, 15, 16, 17 and 18.
- (2) The proposed development should be carried out in accordance with Section 5 of the supporting document "Ecology Report".
- (3) The applicant is advised to seek the advice of the Roads Authority in respect of the extension of the 20 mph zone along the frontage of the proposed development and any traffic signage which may be required.

- (4) The applicant shall ensure that noisy work which is audible at the site boundary shall **ONLY** be conducted between the following hours:-

Monday to Friday	08:00 - 18:00 Hours
Saturday	09:00 - 17:00 Hours
Sunday/Bank Holidays	10:00 - 16:00 Hours

Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Health Manager.

- (5) In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), the permission lapses on the expiration of a period of three years beginning with the date on which the permission is granted unless the development to which the permission relates is begun before that expiration.