

**P133. Erection of Six Dwellinghouses and Associated Infrastructure at Kinneil Bowling Club, Angus Road, Bo'ness, EH51 0BH for Searanger Property Ltd – P/16/0632/FUL**

The Committee considered a report by the Director of Development Services on an application for full planning permission for the erection of six single storey dwellinghouses, in the form of two terrace blocks and associated car parking and communal open space at Kinneil Bowling Club, Angus Road, Bo'ness.

**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) (i) No development shall commence on site unless otherwise agreed with the planning authority until a contaminated land assessment has been submitted and approved. The assessment must determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. Any potential risks to human health, property, the water environment and designated ecological sites should be determined. The contaminated land assessment must be approved in writing by the Planning Authority;**
  - (ii) Where contamination (as defined by Part IIA of the Environmental Protection Act 1990) is encountered, a detailed remediation strategy should be submitted to the Planning Authority demonstrating that the site will be made suitable for its intended use by removing any unacceptable risks, caused by the contamination. The scheme must be approved in writing by the Planning Authority;**
  - (iii) Prior to the commencement of development of the site, the remediation works must be carried out in accordance with the terms and conditions of the remediation scheme, and as agreed by the Planning Authority. No part of the development shall be occupied until a remediation completion report/validation certificate endorsed by the relevant parties have been submitted to and agreed in writing by the Planning Authority; and**
  - (iv) If unexpected contamination is found after development has begun, development of the affected part of the site must stop. The developer must notify the Planning Authority**

**immediately and carry out a contaminated land assessment, and undertake any necessary remediation works, before development of the affected part of the site may continue; and**

- (3) No development shall commence on site until a drainage strategy has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development shall proceed in accordance with the approved details, unless otherwise agreed in writing.**
- (4) No development shall commence on site until full details of the colour and specification of all proposed external finishes have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the development shall be completed in accordance with the approved details.**
- (5) No development shall commence on site until a detailed specification for all landscaping, including boundary enclosures and the maintenance thereof have been submitted to, and approved in writing by, the Planning Authority. Thereafter, the development shall be completed in accordance with the approved details.**
- (6) The development hereby approved will not be occupied or brought into use until the following documents have been submitted to and approved in writing by the Planning Authority:-**
  - (i) a copy of the appropriate sustainability label (i.e. at least Bronze Active); and**
  - (ii) a Statement of Conformity which confirms that 10%, of the required CO<sub>2</sub> emissions reduction is achieved through the installation of low and zero carbon generating technologies. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to, and approved in writing by, Falkirk Council. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the Planning Authority.**

**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) To ensure adequate drainage can be achieved.**
- (4-5) To safeguard the visual amenity of the area.**

- (6) To ensure the development achieves the required CO<sub>2</sub> emission reduction as a result of development.**

**Informative:-**

- (1) For the avoidance of doubt, the plan(s) to which the decision refer(s) bear the online reference number(s) 01, 02B, 03 - 06 and Supporting Documents.**