

P75. Demolition of Kiln and Erection of 2 Dwellinghouses on Land to the South East of Whitstonedged, Falkirk for Mr Douglas MacMillan - P/17/0490/FUL

The Committee considered a report by the Director of Development Services on an application for full planning permission for the demolition of a former kiln and the erection of two dwellinghouses and associated infrastructure on land to the south east of Whitstonedged, Falkirk.

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 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 CO₂ 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 Local Planning Authority.

- (3) No development shall commence on site until a full specification for all exterior materials and boundary enclosures has been submitted to and approved in writing by the Planning Authority. Thereafter, development shall proceed in accordance with the approved details.**
- (4) No development shall commence on site until a specification for the reuse of all retained brick (where suitable for re-use) is submitted to and approved in writing by the Planning Authority. Thereafter development shall proceed in accordance with the approved details.**

- (5) Should any evidence of bats or their roosts be witnessed prior to or during the course of demolition of the kiln, all work shall cease and immediate contact be made with Scottish Natural Heritage.

Reasons:-

- (1) As these drawings and details constitute the approved development.
- (2) To ensure the development achieves the required CO2 emission reduction as a result of development.
- (3) To safeguard the visual amenity of the countryside.
- (4) To ensure that brick from the former kiln is retained and used in the development.
- (5) To ensure potential biodiversity interests are safeguarded.

Informatives:-

- (1) 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.
- (2) For the avoidance of doubt, the plans to which the decision refers bear the online reference numbers 01B, 02A, 03, 04 and Supporting Documents.
- (3) 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 - 19:00 Hours |
| Saturday | 08:00 - 13:00 Hours |
| Sunday / Bank Holidays | No noise audible at site boundary |

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

- (4) For advice in relation to biodiversity interests during construction, contact be made with Scottish Natural Heritage on 01786 450362 or email enquiries@snh.gov.uk.