

P57. Substitution of House Types and Amendment of Layout (Amendment to Planning Permission P/12/0546/FUL) at Land to the South of Mydub Farm, Glasgow Road, Denny for Avant Homes (Scotland) Ltd - P/18/0025/FUL

The committee considered a report by the Director of Development Services on an application for planning permission for the substitution of house types and amendment of layout (amendment to planning permission P/12/0546/FUL) at Land to the South of Mydub Farm, Glasgow Road, Denny.

Decision

The committee agreed that it is minded to grant planning permission subject to satisfactory conclusion of the modification to the Section 75 Obligation attached to planning permission P/12/0546/FUL as proposed by planning application P/18/0223/75M. The modification would satisfactorily secure:-

- a developer contribution towards education provision at Denny Primary School, Denny High School and Nursery Provision;
- a developer contribution towards affordable housing, and
- a developer contribution towards the delivery of the Denny Eastern Access Road (DEAR).

Thereafter, on conclusion of the foregoing matters, revert to the Director of Development Services to grant planning permission subject to the following condition(s) and informative(s):-

1. The development hereby approved shall be implemented in accordance with the plan(s) itemised in the informative below and forming part of this 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. Notwithstanding any details previously submitted, no dwellinghouse shall be occupied until such time as the following documents have been submitted to, and approved in writing by, the Planning Authority:-
 - (i) A copy of the appropriate sustainability label (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 timescales of how this is to be achieved, including details of physical works on site, shall be submitted to, and approved in writing by, the Planning Authority. 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.

- 3. Notwithstanding any details previously submitted, development shall not commence on site until such time as details of external finishes in respect of the proposed residential development have been submitted to, and approved in writing by, the Planning Authority.**
- 4. Notwithstanding any details previously submitted, work shall not commence on site until such time as landscaping details, a planting schedule and a maintenance schedule have been submitted to, and approved in writing by, the Planning Authority. For the avoidance of doubt, the planting schedule shall include details of:-**
 - Siting, numbers, species and heights (at time of planting) of all trees and shrubs to be planted;**
 - Centre spacing, and**
 - A monitoring and maintenance schedule detailing proposed aftercare and replacement of planting which becomes damaged, or fails to become established, over a 5 year period following completion of planting. Thereafter, the planning shall be completed by the end of the first planting season following.**

For the avoidance of doubt, the planting season shall be considered to run from April to September inclusively.

Reason(s):-

- 1. As these drawings and details constitute the approved development.**
- 2. To ensure that 10% of carbon reduction is achieved by low and zero carbon generating technologies.**
- 3-4. In the interests of visual amenity.**

Informative(s):-

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01B, 02-40, 41B, 42B and 43A.**
- 2. In the event that unexpected contamination is encountered following the commencement of development, all work on the affected part of the site shall cease. The developer shall notify the Planning Authority immediately, carry out a contaminated land assessment and undertake any necessary remediation works.**

Development shall not recommence without the prior written approval of the Planning Authority.

- 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

- 4. It is recommended that the applicant should consult with the Development Services Environmental Health Division concerning this proposal, as legislation relating to the spread of dust is likely to affect this development.**

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- 5. In accordance with section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended), this permission lapses on the expiration of a period of 3 years beginning with the date on which this permission is granted unless the development to which this permission relates is begun before that expiration.**