

**P116. Demolition of Fire Damaged Dwellinghouse and Erection of New Dwellinghouse at Linhouse Cottage, Linhouse Farm, Avonbridge, Falkirk, FK1 2JS for Mr and Mrs A Campbell – P/18/0637/FUL**

The committee considered a report by the Director of Development Services on an application for planning permission for the demolition of fire damaged dwellinghouses and erection of new dwellinghouses at Linhouse Cottage, Linhouse Farm, Avonbridge, Falkirk

**Decision**

**The committee granted 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 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, the development shall not proceed above foundation level until such time as details of materials have been submitted to, and approved in writing by, the Planning Authority.**
- 3. Notwithstanding any details previously submitted, the development hereby approved shall not be occupied or brought into use 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 (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 timetable 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 thereafter be implemented in accordance with the approved timetable and retained operation thereafter, unless otherwise agreed in writing by the Planning Authority.**

**Reason(s):-**

- 1. As these drawings and details constitute the approved development.**
- 2. To ensure that the proposed development respects the character of the application site and its setting.**

3. To ensure that 10% of carbon reduction is achieved by low and zero carbon generating technologies.

**Informative(s):-**

1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01-07, 08A and 09A.
2. 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.

3. 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.