

P64. Erection of 8 Dwellinghouses at Land To The North East Of Braehead, 1 Main Street, Main Street, Shieldhill for David Angus Limited - P/21/0040/FUL

The committee considered a report by the Director of Place Services on an application for the erection of 8 dwellinghouses at Land to the North East of Braehead, 1 Main Street, Shieldhill for David Angus Limited - P/21/0040/FUL.

The committee discussed consultation with the NHS and matters around timescales and provision of a consultation response. It was requested that the Director of Place Services write to NHS Forth Valley to raise these points with them.

Decision

The committee granted planning permission subject to the following condition(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 the details on the approved plans, the driveways associated with the 'Rosie' housetypes shall be formed in a manner so as to accommodate three off street parking spaces.**
- 3. 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.

- 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.**
- 4. Prior to the start of work on site, a fully finalised drainage strategy shall be submitted to and approved in writing by the planning authority. The drainage strategy shall include confirmation of landowner consent and maintenance arrangements for surface water drainage outflows from the site as well as confirmation of acceptance from SEPA for any such outflows to nearby watercourses. Thereafter, the drainage from the site shall be maintained in accordance with these approved details unless otherwise agreed in writing with the Planning Authority.**
- 5. The development hereby approved shall 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 12%, 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.

Reason(s):

- 1. As these drawings and details constitute the approved development.**
- 2. To ensure that adequate car parking is provided.**
- 3. To ensure the ground is suitable for the proposed development.**
- 4. To ensure that adequate drainage is provided.**

5. **To ensure the development achieves the required CO2 emission reduction as a result of development.**