

**P70. Erection of Dwellinghouse (Renewal of Planning Permission P/16/0215/FUL) Land to the South East of Tappernail Farm, Hillcrest Square, Reddingmuirhead for Mr Philip MacFarlane - P/20/0628/FUL**

The committee considered a report by the Director of Place Services on an application for the erection of dwellinghouses (renewal of planning permission P/16/0215/FUL) Land to the South West of Tappernail Farm, Hillcrest Square, Reddingmuirhead for Mr Philip MacFarlane.

**Decision**

**The committee granted planning permission subject to the following condition(s):-**

- (a) Conclusion of a Legal Agreement in terms satisfactory to the Director of Place Services within 6 months of the date of a Minded to Grant decision and index linked from that date, as follows:**
  - **A financial contribution of £1,400 towards open space provision in Shieldhill; and**
  - **A financial contribution of £2,334 for Braes High School.**
- (b) Thereafter, remit to the Director of Place Services, to approve the application 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.(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;**
- 3. No development shall commence on site until an appropriate scheme of intrusive site investigation works has been undertaken to confirm coal mining conditions, including mine entries on site. The findings and details of any necessary remedial or other mitigation measures to ensure safety and stability of the proposed development shall be submitted to and approved in writing by the Planning Authority. The approved mitigation measures shall be implemented prior to the development commencing;**
- 4. No development shall commence on site until a material schedule, of all external materials, has been submitted to and approved in writing by the Planning Authority. Thereafter, only the approved materials shall be used, unless otherwise agreed in writing;**

5. No development shall commence on site 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.

6. No development shall commence on site until details (including the location, height, design and materials) of all boundary treatments are agreed in writing by the planning Authority. Thereafter, development shall proceed in accordance with the approved details;
7. No development shall commence on site until the proposed site levels, including finished floor level for the house, are submitted to and approved in writing by the Planning Authority. Thereafter, development shall proceed in accordance with the approved details; and
8. For the avoidance of doubt, the visibility splay shown on the approved plan (our online reference No. 02A) shall be maintained free from obstruction in perpetuity.

**Reasons:-**

- 1. As these drawings and details constitute the approved development.
- 2-3 To ensure the ground is suitable for the approved development.
- 4,6,7 To safeguard the visual amenity of the area.
- 5 To ensure the development achieves the required CO2 emission reduction as a result of development.
- 8 To ensure that adequate visibility from Hillcrest Square onto the B810 is maintained.

**Informative(s):-**

- 1. 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.**
- 2. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01B, 02A, 03 and 04.**
- 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 8:00 - 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.**