

P52. Construction of Dwellinghouse with Associated Development Including Outbuilding and Stables at Site to the North West of 47 Mannerston Holdings, Blackness for Mr and Mrs James and Kathryn Thomson - P/22/0360/FUL – Continuation

The committee considered an update report by the Director of Place Services on an application for the construction of dwellinghouse with associated development including outbuilding and stables at site to the north west of 47 Mannerston Holdings, Blackness for Mr and Mrs James and Kathryn Thomson – P/22/0360/FUL.

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. No development shall commence on site until the proposed surface water drainage strategy and associated design detail (as appropriate) has been submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.**
- 3. 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.

- 4. Samples of all external materials to be used in the development shall be submitted for the consideration of the Planning Authority and no work shall begin until written approval of the Planning Authority has been given.**

5. The stables and paddock hereby approved, shall be used for domestic purposes only.
6. All approved landscaping works shall be implemented by the end of the first planting and seeding season following occupation of the dwellinghouse hereby approved.

Reason(s):-

1. As these drawings and details constitute the approved development.
2. To ensure that adequate drainage is provided.
3. To ensure the development achieves the required CO2 emission reduction as a result of development.
4. To safeguard the visual amenity and rural character of the area.
5. To safeguard the residential amenity of surrounding dwellings.
6. To safeguard the visual amenity and rural character of the area.

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) 01 - 13 and Supporting Documents.
3. Roads Services within Development Services should be contacted to obtain a Minor Roadworks Consent before forming a vehicular access onto the public road or undertaking any work on, or under, the public road.
4. 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.