

**P69. Construction of Outbuilding (Ancillary Living Accommodation) at The Wood Yard, Cauldcoats Holdings, Blackness, Linlithgow, EH49 7LX for Mr Steve Matthews - P/22/0420/FUL**

The committee considered a report by the Director of Place Services on an application for the construction of outbuilding (ancillary living accommodation) at The Wood Yard, Cauldcoats Holdings, Blackness, Linlithgow, EH49 7LX for Mr Steve Matthews - P/22/0420/FUL.

**Decision**

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

- 1. The development to which this permission relates must be begun within three years of the date of this permission.**
- 2. 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.**
- 3. The outbuilding hereby permitted shall only be used for purposes ancillary to the main dwellinghouse and shall not be occupied or sold as an independent dwellinghouse nor shall it be used as holiday accommodation.**

**Reason(s):-**

- 1. To accord with the provisions of Section 58 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019.**
- 2. As these drawings and details constitute the approved development.**
- 3. To ensure that the development is used for purposes ancillary to the main house.**

**Informative(s):-**

- 1. For the avoidance of doubt, the plan(s) to which this decision refer(s) bear our online reference number(s) 01A, 02A and Supporting Documents.**
- 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:**

<b>Monday to Friday</b>	<b>08:00 – 19:00 Hours</b>
<b>Saturday</b>	<b>08:00 – 13:00 Hours</b>
<b>Sunday / Bank Holidays</b>	<b>No noise audible at site boundary</b>

**Deviation from these hours of work is not permitted unless in emergency circumstances and with the prior approval of the Environmental Protection Unit.**