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NOTICE OF REVIEW



Falkirk Council

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND)
ACT 1997 (AS AMENDED)
IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL
REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review. Please note that the guidance notes are issued by the Scottish Government. They apply to planning authorities generally and not specifically to Falkirk Council

In terms of the Act and regulations referred to above, Falkirk Council's Planning Review Committee sits as the "local review body".

Please use BLOCK CAPITALS if completing by hand.

Applicant(s)

Name	Carronvale Homes Ltd
Address	Wood Street Grangemouth
	Postcode: FK3 8LH
Tel	01324 471174
Mobile	
Fax	
e-mail *	

Agent

Name	McLean Bell Consultants Ltd
Address	33 Miller Park Polmont Falkirk
	Postcode: FK2 0UJ
Tel	01324 720731
Mobile	07803 591 530
Fax	01324 720732
e-mail *	mcleanbell@btconnect.com

Mark this box to confirm all contact should be through your agent or representative: ☒

* Do you agree to correspondence regarding your review being sent by e-mail? Yes ☒ No ☐

Planning authority's application reference number

05/0924/OUT

Site address

Wood Street, Grangemouth

Description of proposed development

Development of Land for Housing

Date planning application declared
valid by Planning Authority

6/10/2005

Date of Decision (Leave blank if
appeal against non-determination

24/5/2011

Note. This notice must be served on the planning authority within **three months** of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1. Application for planning permission (including householder application) ☐
2. Application for planning permission in principle ☒
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition) ☐
4. Application for approval of matters specified in conditions ☐

Reasons for seeking review

1. Refusal of application by appointed officer ☒
2. Failure by appointed officer to determine the application within the period allowed for determination of the application ☐
3. Conditions imposed on consent by appointed officer ☐

Review procedure

The Planning Review Committee will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you consider that the review should be conducted by a combination of procedures. Please note, however, that the final decision as to procedure will rest with the Planning Review Committee.

1. Further written submissions
2. One or more hearing sessions
3. Site inspection
4. Assessment of review documents only, with no further procedure

☐
☒
☒
☐

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

This application was submitted in 2005 and was not determined for over 5 years. The material planning considerations are fairly complex and (in my opinion) these would benefit from full discussion at a hearing session and a site visit. Together these would allow for a full understanding of the proposal in relation to the Development Plan and Health and Safety considerations. It would also allow for an understanding of the changes taking place in the Wood Street area as it is being redeveloped.

Site inspection

In the event that the Planning Review Committee decides to inspect the review site, in your opinion:

1. Can the site be viewed entirely from public land?
2. Is it possible for the site to be accessed safely, and without barriers to entry?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If there are reasons why you think the Planning Review Committee would be unable to undertake an unaccompanied site inspection, please explain here:

The site can only be accessed through the operational area of Carronvale's Timberframe business. While this can be undertaken safely the Planning Review Committee would require to be accompanied by a member of staff of the company.

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Planning Review Committee to consider as part of your review.

If the Planning Review Committee issues a notice requesting further information from any other person or body, copies of any such information received will be sent to you and you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State in the space provided the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with

this form.

Are you submitting a statement of reasons for review in a separate document?

Yes



No



Reasons for Notice of Review

See attached document

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes



No



Are you submitting additional documentation?



If you answer yes to either or both of the above questions, you should explain in the box below, why you are raising new material and/or introducing additional documentation, why it was not raised with or made available to the appointed officer before your application was determined and why you think it should now be considered in your review. Please note that it will be for the Planning Review Committee to decide whether or not all or any of the new material/additional documentation will be considered in the review.

As it is unclear what documentation the appointed officer had before him at the time this application was determined. However, all additional documentation being submitted originates from the Council and were therefore available to the appointed officer at the time of determination of the application.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

1.	Extract from Reporter's Report for the Falkirk Council Local Plan
2.	Copy of Sales Particulars for Council site at Wood Street, Grangemouth
3.	Copies of e-mail exchange between Alastair Bell (McLean Bell Consultants) and John Milne (Falkirk Council)

4.	
5.	
6.	
7.	
8.	
9.	
10.	

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:


Full completion of all parts of this form	<input checked="" type="checkbox"/>
Statement of your reasons for requiring a review	<input checked="" type="checkbox"/>
All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.	<input checked="" type="checkbox"/>

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed



Date

22-8-2011

McLean Bell Consultants Ltd

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Polmont,
Falkirk, FK2 0UJ

Tel: 01324 720731
Fax: 01324 720732
Mobile: 07803 591 530
E-mail: mcleanbell@btconnect.com

Development Services,
Falkirk Council,
Abbotsford House,
David's Loan,
Falkirk FK2 7YZ

22-08-2011

Dear Sir,



Planning Application 05/0924/OUT
Development of Land for Housing, Wood Street, Grangemouth

I refer to the above planning application which was refused consent on 24th May 2011. I have been instructed by my client Carronvale Homes to submit a Notice of Review.

I have therefore enclosed the relevant completed form, supporting statement and additional documents.

I trust this is satisfactory and I would be grateful for an acknowledgement of receipt of this submission.

Yours sincerely,

A black rectangular redaction box covering the signature of Alastair Bell.

Alastair Bell

Carronvale Homes

**Supporting Statement for Planning Application 05/0924/OUT
Wood Street, Grangemouth**



Reasons for Notice of Review

1. The application site (approximately 3.45 acres) forms part of the former Fraser's Sawmill and Timber yard which closed in the 1990's. The applicant acquired the site (some 20 acres) and relocated their Timberframe business onto part of the site. They also have their main office in the former Fraser's office and operate a builder's merchants business on a part of the site. However, a large part of the site remains unused. The application site is currently used on a temporary basis by the applicant to store containers and as a site compound for the construction of 30 houses on a site across the road in Wood Street. However, some 45% of the larger site has never been used by Carronvale Homes and the application site is surplus to the requirements of the applicant's businesses.
2. The unused parts of the site have been available for lease or sale through both D M Hall and Gerald Eve for a number of years but despite being shown to potential occupiers none of these have come to fruition. A recent advert in the Scotsman in May 2011 did not generate a single response from either a business or industrial user. It is clear that the access constraints of the site are a major obstacle for business or industrial users. In particular the somewhat convoluted access through the adjacent residential area is seen as a major constraint for prospective purchasers. Alternative users such as retail, car showroom, care homes etc. have all been approached without success.
3. It is also apparent that there is a significant over supply of industrial land in the Falkirk Grangemouth area and this gives potential occupiers multiple options to choose from. The Reporter confirmed this fact in his report on the Falkirk Council Local Plan Inquiry (Document 1) where he accepted that "the industrial land supply at Grangemouth appears large" (paragraph 9.4.10). He concluded later in that paragraph by stating that "given the size of the industrial land bank it appears to us that the case for retaining the site as a business/industrial opportunity is not particularly strong".
4. It is recognised that the site is part of a larger site allocated in the Adopted Local Plan as being suitable for Business/Industrial Development. However, in the absence of any demand for that use and given the large over supply of industrial land there is no evidence to support that allocation. While the site was historically industrial, like so many other such sites it is perfectly suitable to provide an opportunity to meet the need for housing land in Grangemouth. The population of Grangemouth has declined considerably. In 1971 it was 24,500 and in the adopted Local Plan it is stated as being 16,827, a reduction of nearly 7,700 people (over 31%). This 1/3rd reduction in population has had a serious detrimental impact on local services and especially the

town centre retail provision. The only way to reverse this major loss of population is for the planning system to identify opportunities for residential development within the existing built up area. Despite recognising the problem of a declining population, the Local Plan has singularly failed to identify effective sites for new house building. There are particular difficulties in doing so in Grangemouth especially relating to the proximity of the petro chemical industry to residential areas but that can be addressed and this site, if limited by condition to a maximum of 30 houses, is not subject to an objection from the Health and Safety Executive. Carronvale Homes are happy to restrict the development of the site to a maximum of 30 houses with the application site.

5. In addition, part of the land owned by Carronvale was granted planning permission for 60 houses in 2000 and 24 houses were constructed along the wood Street frontage. Part of the site approved for these 60 houses overlaps with the application site and that would have resulted in 8 or 10 houses being constructed along the frontage of the site. However, the development of the entire 36 houses would have adversely impacted on the operations of the Timberframe business, cut off the access to the builder's merchants and required the demolition of the main office. Between them these operations employed over 60 people and it was not a viable option for Carronvale Homes to build out the remaining 36 houses within the consented area. This proposal was aimed at relocating those consent houses to this part of the site which is surplus to the company's requirements and which will have no adverse impact on the current company business or number of employees.

6. Grangemouth has an aging population with parts of the town having nearly 25% residents of pensionable age compared with 19% in the Falkirk Council area as a whole. This can in part be due to the absence of any new house building in the area. Young families looking for a house are having to buy in the Larbert/Stenhousemuir and the Braes areas where major housing developments are being undertaken. Young local people simply have very limited choice in their town. Carronvale Homes have recently commenced construction of a 30 house development also in Wood Street. This site was a former industrial depot and was sold by the Council as a residential site. Carronvale have now built 10 houses and sold 9 of these despite the challenging economic conditions at present. This clearly demonstrates the demand for new housing in Grangemouth, a demand which is not being met. Carronvale Homes are currently in negotiations with the Council to buy an additional small adjacent site (formerly a business use) which will add to the potential numbers of houses that can be built (Document 2). The recently completed Link HA development in Wood Street proved how attractive new build family houses are in Grangemouth and rather than have more vacant or underused industrial land, there is an opportunity to reverse the decline in the town's population. The applicant is also aware that the adjacent Flemings yard on Wood Street has been on the market (for a business or industrial user) for a considerable period of time with no success. Quite simply put, there is no demand now or in the foreseeable future for this amount of industrial land. In addition, in the current economic climate, the applicants consider the site would be more suitable for smaller more affordable house types, particularly aimed at 1st time buyers. Carronvale Homes also offer a "shared equity" option to buyers and this is available on the existing wood Street site currently under construction.

7. All of this undermines the basis of Reasons 1, 2, 3 and 5 of the Refusal Notice. In addition, the comment in Reason 2 that the site is "not considered brownfield" seems to have been a mistake.

8. The other key material consideration is the proximity of the site to Major Hazardous Industries. Although the application was an "Outline" application (now Planning Permission in Principle) and therefore would not have a specific number of houses identified, this application was registered as being for 36 units. As a result HSE, when consulted, objected to the development. However, if the application was restricted to a maximum of 30 houses then HSE would not object (Document 3). On that basis, a request was made to the planning officer to amend the description of the application to "Development of Land for Residential Purposes with no reference to a specific number of houses. The imposition of an appropriate condition restricting the number of houses to a maximum of 30 would then have removed the objection of HSE. However, the planning officer declined the request citing his opinion that it would be a material change in the application. This despite the example, at the same time, of the application for Lathallan House where major amendments were accepted to a fully detailed application without any problems. It is difficult to understand the inflexibility of approach to this application when a perfectly sensible and flexible approach was adopted to the proposal at Lathallan House. On this basis the fourth reason for refusal can be address successfully.

9. In conclusion, while this site is not allocated for residential development in the Local Plan, there is clearly no demand for the site for industrial or business purposes. There is an oversupply of such land. On the other hand, Grangemouth is a town in decline with a falling population yet is has very limited opportunities for new housing to be constructed. This site would contribute to meeting that need. This site is in the sole ownership of the applicant who is a long standing local house builder which is currently constructing and selling houses in the same area. The site is a brownfield site which is surplus to business requirements of the applicant, it development will not impact on the other business uses or employment of the company and therefore it can be described as an effective "windfall" housing site. While it is recognised that there is a constraint on the development of the area due to the presence of major hazard industry this can be addressed by simply restricting the number of houses to a maximum of 30. The applicant is happy to accept such a condition.

McLean Bell Consultants Ltd

22/08/2011

DOCUMENT 1

"ED.GRA8 Earls Gate Park Phase 2
Opportunity Business/Industry
Site Area 14.05 hectares
Agency KemFine UK Ltd/SEFV
Comments Site would be suitable for use classes 4, 5, and 6, with an opportunity to share spare capacity in power and effluent treatment. Development of the site should retain the woodland area and important trees. The loss of sports facilities requires to be addressed either by replacing them with new ones, or upgrading existing ones, all in line with national planning policy guidance. Other matters which potentially have to be addressed include flooding, access, and European protected species. Any proposals for hazardous substance consent will require to be assessed under policy EP19";

(ii) that the proposals map be adjusted to take account of the increase in size of ED.GRA8 and to reflect the boundaries shown on the plan accompanying the objector's closing submissions, and that any consequential changes required be made to the text in other parts of the FCLP (including its supporting documentation, ie the strategic environmental assessment); and

(iii) that no other modifications be made to the FCLP as a result of these objections.

Subject:	9.4 Opportunity ED.GRA9 – Wood Street, Grangemouth		
Topic/Settlement:	Housing, Grangemouth	Participation Format:	Hearing
Objector(s):	Respondent/Representation No:		
Carronvale Homes	84/139		

Council's Summary of Background

9.4.1 The site is partly located behind a row of 24 houses built by the objector on the north western side of Wood St. as part of a consent for 60 units. It also has a frontage onto Wood St. It is bounded to the south west by Beancross Road and to the north west by a Wildlife Site known as Jupiter Wildlife Park which is actively managed by the Scottish Wildlife Trust. To the north east of the site it is bounded by land in use for general business and industry. Across Wood St land is allocated for housing.

9.4.2 The site has been subject to a number of planning applications listed in Document FC 5.4. The site is located within the consultation distances (CD's) of two major hazard sites (Document FC5.3) The criteria applied by the HSE in respect of different uses within the inner, middle and outer zones of CD's are contained in the PAHDI rules (Document CD9.5). Most of the site (4.1 ha) is within the middle zone of the CD's where housing up to 30 units and of a density of less than less than 40 units/hectare would generally not expect to be advised against by the Health and Safety Executive (HSE). Approximately 3.1ha of the site is within the outer zone where general needs housing would generally be acceptable. A small portion of the site (0.2ha) is within the inner zone where no more than 1 or 2 units would be acceptable. General business and industrial uses are usually acceptable within CD's

subject to no more than 100 people occupying each building and storey height being limited.

9.4.3 The SEPA Indicative flood map shows a part of the site potentially being affected by coastal flooding (Document FC5.6).

9.4.4 The Falkirk Council Structure Plan Policy ECON.3 (Document CD2.1 page 22) states that provision will be made for business and industrial land to meet local needs within settlements. Local plans will identify such sites. In addition Grangemouth is identified as a strategic development opportunity under Policy ECON.1 (Document CD2.1 page 18) for both the Docks and generally for chemical and petro-chemical development. The Grangemouth Local Plan (Document CD 4.7) allocates approximately ¼ of the site at the south western end as Proposal I6 - M9 Estate, general industry. The Grangemouth Local Plan also includes the Jupiter Wildlife Park in this allocation and the objector's site was mainly to facilitate an access into the greater part of the allocated site to the north west. The remainder of the site is unallocated in the Grangemouth Local Plan.

Council's Summary of Objection

9.4.5 The site should not be allocated as a site for business/industrial development and should be allocated as a housing opportunity site. This would be in accordance with the Falkirk Council Structure Plan and its strategy of promoting "sustainable growth in all our communities" and addresses the need to provide new housing sites as set out in the Local Plan. This is a brownfield site and its development would complement the other proposed housing sites in Wood Street. It would also contribute to the regeneration of Grangemouth and assist in reversing the decline in the population of Grangemouth. The effectiveness of the housing land supply in the area is questioned and this site would contribute to meeting local housing needs. It is understood that there are no infrastructure constraints which cannot be overcome within the normal costs of developing the site and the site is available and in the control of a local house builder (Document CD11.84).

Council's Summary of Council's Response

9.4.6 The allocation of the site for business and industry reflects a need for business and industry sites in the Council area. The FCLP objective of meeting Structure Plan housing requirements at least to 2015 (5 years post adoption) is met by the allocated, committed and Housing Land Audit sites. In recognition of the potential constraints imposed on Grangemouth by the chemical and petro-chemical industries, flooding and its physical boundaries it is not proposed to identify further sites to meet the housing land requirement to 2020. Increased densities on existing sites and adding in the windfall allowance for 2015 - 2020 would in any case go some way to accommodating this.

Reporters' Conclusions

9.4.7 Matters relating to the housing land supply are dealt with in section 2.1 of this report. Overall, we have concluded that there is scope for bringing forward some additional sites if suitable opportunities can be identified. We note that the housing land supply in the Grangemouth settlement area lacks flexibility, and that the population is declining. However, we accept that there are significant health and safety constraints which could limit the scope for further housing allocations.

9.4.8 An allocation can only make a contribution to the 5 year housing land supply if the site is effective. If it is capable of becoming effective in the period immediately beyond that, it may be regarded as making a contribution to the land supply in the medium term. There are 7 factors (ownership, physical, contamination, deficit funding, marketability, infrastructure and land use) to be taken into account in assessing the effectiveness of a site. We are satisfied that 5 of those factors (ownership, deficit funding, marketability, infrastructure and land use) could potentially be satisfied. On physical factors, SEPA's Indicative Flood Risk Map indicates that the site is on the edge of an area which could be affected by coastal flooding, and a flood risk assessment would be required. The site also requires to be investigated for possible contamination. The indications at this stage are that these factors would be unlikely to be major constraints on any development of the objection site. In the circumstances, we consider that the site is not effective, but that it is capable of becoming effective.

9.4.9 In the adopted local plan, the westernmost part of the site is designated for industrial purposes and was shown as an access to an industrial estate proposed on adjacent land. In the FCLP, it is shown as a business/industrial development opportunity.

9.4.10 The evidence provided on the supply and take up of business/industrial land by the council was incomplete and fragmentary. In future, we suggest that they undertake the systematic collection of up to date quantitative information on the nature, quality and location of the industrial land supply in their area, and that this should be accompanied by an analysis of the take up rate. The industrial land supply at Grangemouth appears large. The FCLP highlights that there are critical issues over the deliverability of land, and the 2006 Falkirk Business Property Strategy and Action Plan explains that there is now an insufficient supply of property to satisfy either inward investment enquiries or demands from indigenous companies seeking new premises. Notwithstanding these particular difficulties, given the size of the industrial land bank, it appears to us that the case for retaining the site as a business/industrial opportunity is not particularly strong. While it is well located in relation to the motorway, it does not have the advantages of some other sites, such as at Earls Road (ED.GRA8) which is dealt with above (see section 9.3). It has also not been shown that the site has a significant role to play in supporting the strategic development opportunity identified in the structure plan at Grangemouth/Kinneil Kerse. Additionally, its development for business/industry could be affected by the existing housing development along the southern boundary, which faces Wood Street, and other housing proposals in the wider area.

9.4.11 We note that Grangemouth is an important centre for the petrochemical/chemical industries, and that the quantity of materials used and stored on these sites is subject to strict controls. The objection site is located in the middle and outer zones of 2 consultation distances associated with petrochemical/chemical works. In the outer zones, housing is generally acceptable. In the middle zones, no more than 30 houses would be allowed at a density of less than 40 per ha. Provided the conditions imposed on the middle zones are met (and it is not clear from the draft viability layout that they would be), we are satisfied that there would be unlikely to be an unacceptable risk to the residents of any houses built on the objection site. Our main concern relates to a different aspect. We do not consider housing and this type of industrial use to be entirely compatible. The allocation would take housing closer to the petrochemical/chemical works. It would add to the housing already in the area and proposed in the FCLP, including housing proposed in the middle zones. It could also lead to pressure for housing on other nearby sites in similar locations. We would expect residents to be wary of future development proposals at the

petrochemical/chemical works. While technological improvements may reduce the conflict between the 2 uses, it is difficult to predict the precise nature and effects of evolving chemical processes, and we consider that there is still likely to be at least some scope for long term conflict. Our concern is that a housing allocation on the objection site could act as an unnecessary further constraint on industrial operations which are of importance. Although we acknowledge the issue with the housing land supply and the consequent attractions in allocating the objection site for housing, we are not persuaded that this should be done without a proper assessment of other options in the area, and a conclusion that this is the best alternative. In the circumstances, and at this stage, we do not consider a housing allocation to be appropriate, and we believe that it would be best if, for the time being, the site remained as a business/industrial opportunity.

9.4.12 Structure plan policy COM.2 sets out 8 factors for local plans to consider in implementing the housing land requirement. The most relevant factors in this case are 3, 5, 6, and 7. Regarding 3, we acknowledge the priority given to brownfield sites in site selection, and we accept that the development would enjoy a reasonable level of accessibility to local facilities. On 5, nothing was highlighted which suggested that an allocation could not be accommodated in terms of community facilities and physical infrastructure. However, for 6, given our concerns about the compatibility of housing and petrochemical/chemical industrial uses, we are not satisfied that an allocation for housing could be regarded as sympathetic to the character of the settlement. Turning to 7, we are not persuaded that proper account has been taken of the location of industrial premises. In these circumstances, we consider that a housing allocation would be inconsistent with policy COM.2. However, despite the disadvantages, we acknowledge that it may become necessary at some time in the future to allow housing on the objection site if no better alternatives can be identified.

9.4.13 Drawing these matters together, we find that the objection site is capable of becoming effective, and that the case for retaining the site as a part of the industrial land supply is not particularly strong. However, we consider that a housing allocation would be inconsistent with structure plan policy COM.2, and that it could act as an unnecessary further constraint on the petrochemical/chemical works at Grangemouth. While we do not completely rule out the possibility of housing on this site, we consider that it should only occur if no better alternatives can be identified as part of an assessment of other options.

9.4.14 We have taken account of all other matters, but find none that outweigh the considerations on which our conclusions are based.

Reporters' Recommendation

9.4.15 Accordingly, we recommend that no modifications be made to the FCLP (as modified) in relation to the above objection.



Falkirk Council
Community Services

DOCUMENT 2

FOR SALE

**DEVELOPMENT SITE AT WOOD STREET,
GRANGEMOUTH**



**SITE EXTENDING TO APPROXIMATELY 0.6 OF AN ACRE
POTENTIALLY SUITABLE FOR A VARIETY OF DEVELOPMENT USES
(SUBJECT TO PLANNING)**

DEVELOPMENT OPPORTUNITY – SITE AT WOOD STREET, GRANGEMOUTH

LOCATION

The subjects are located approximately half a mile south from Grangemouth town centre in an area of mixed commercial/residential properties. The map below indicates the location of the subjects.



DESCRIPTION

The subject site is rectangular in shape, predominantly flat and fronts onto Wood Street. The site extends to approximately 0.6 of an acre.

PLANNING

The subjects may potentially be suitable for residential or business development – subject to planning. Prospective purchasers must satisfy themselves they can obtain all necessary permissions for any proposed development/changes of use. Any planning queries should be directed to Falkirk Council's Development Services 01324 504950.

PRICE

Offers in excess of £150,000 invited.

OFFERS

Formal offers to purchase the outright ownership interest from Falkirk Council MUST be in SCOTTISH LEGAL FORM. Offers should include details of proposed use/development. The enclosed ADDRESS LABEL MUST be affixed to the offer envelope (if no address label enclosed, please contact us and we will supply same) and offers MUST BE RECEIVED PRIOR TO THE CLOSING DATE OF:-

2.00 PM THURSDAY 17 JUNE 2010.

Offers should be submitted to:-

Director of Law & Administration Services
Falkirk Council
Municipal Buildings
West Bridge Street
Falkirk
FK1 5RS

Further enquiries should be directed to:-

Scott Livingstone
Community Services
Phone: 01324 590933
Fax No: 01324 590913

FREEDOM OF INFORMATION

Prospective purchasers should note that under the Freedom of Information (Scotland) Act 2002, the Council may in certain circumstances require to provide copies of offers received to any FOI enquirer.

IMPORTANT NOTICE

Falkirk Council give notice that:-

- i) These property particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute part of any offer of contract.
- ii) The facts and information contained within these particulars have been checked and unless otherwise stated are understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control. When we are advised of any significant change we will inform all enquirers at the earliest opportunity.
- iii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility. Any intending purchasers should satisfy themselves by inspection or otherwise as to the correctness/availability of each of them.
- iv) No person in the employment of Falkirk Council has authority to make or give any representation or warranty whatsoever in relation to this property.
- v) Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Prospective purchasers must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
- vi) Any plant, machinery, equipment, services, fittings and fixtures referred to in these particulars which were present at the time of our inspection, have not been tested and therefore absolutely no warranty is given as to their condition or operation.
- vii) Falkirk Council is not bound to accept the highest nor any offer.

Alastair Bell

From: Milne, John <john.milne@falkirk.gov.uk>
Sent: 16 February 2011 15:09
To: 'Alastair Bell'
Cc: 'Jim Preston'; Morris, John; Whittle, Bernard
Subject: RE: Planning Application 05/0924/OUT - Wood Street, Grangemouth

Good afternoon Alastair,

Having given this matter further thought, I recall that the planning application was submitted with supporting information regarding the rationale behind the figure of 36 units – I believe it was an endeavour to link this new application site with a perceived initiated development of 60 units, granted in 2000. In addition, there was a perception that the previous refusal on this site had resulted, in part, due to the planning history of the area not being fully recognised by the Health and Safety Executive. In order for us to fully evaluate an outline application with regard to the Hazardous Substances Consultation Zones, we also required an indicative layout and density figure.

For all of these reasons, the figure of 36 units was specifically mentioned in the application description and was the subject of evaluation in the application.

Consequently, I am of a mind that a revised proposal of less than 30 units on the site (which would attract a Do Not Advise Against from HSE) would be a material change from the previous application and, as such, would require a fresh application, fee, neighbour notification and consultation process.

I fully appreciate that the current application has been with us since 2005, but I am also aware that the progress was delayed with issues over related matters referred to the Court of Session and input to the current Local Plan.

Given that the Local Plan is now adopted and all consultation responses received on the application, I am still minded to progress the application to a recommendation – probably on Friday 25th February at the earliest.

I would therefore be obliged if you wish to consider whether the application should be progressed or to withdraw the proposal at this juncture.

Regards

John

From: Alastair Bell [mailto:mcleanbell@btconnect.com]
Sent: 09 February 2011 11:01
To: Milne, John
Cc: 'Jim Preston'
Subject: Planning Application 05/0924/OUT - Wood Street, Grangemouth

John,

I refer to the above planning application and following discussions with my client, Carronvale Homes, I have been instructed to write to you on the following basis.

The application was submitted in 2005 and remains undetermined at present. When initially registered as an OUTLINE application it was given the description "Change of Use of Timber Yard to Residential Land for the Erection of 36 Dwellinghouses". In my opinion, this description is wrong. Clearly, the application is not a "CHANGE OF USE" as that would have been a FULL application at that time. In addition as an OUTLINE application it would not normally have included a specified number of dwellinghouses (in this case 36).

The application should simply have been described as "Development of Land for Residential Purposes" and I request that you now amend the description of the application to that and thereafter determine the application.

In addition, my clients are aware of the limits on the number of houses within this location which are imposed by HSE. Consequently, Carronvale Homes are happy to accept the imposition of a condition which limits the

development to a maximum of 30 dwellinghouses. No doubt you will be able to apply PADI to establish if that is an acceptable upper limit.

I appreciate the site in question is not allocated for residential development but I am sure you will recognise the changing local environment in the Wood Street area which has seen considerable investment in new housing recently. I have also been informed that someone is proposing to upgrade the former Rangers Social Club into a Bistro. In my opinion, there is an opportunity to provide additional housing to meet local Grangemouth needs. Certainly Carronvale Homes have begun construction of houses on the former depot site in Wood Street and they have found keen interest from potential buyers.

It is also appreciated that you would probably undertake a new round of neighbour notification due to the passage of time and also the new housing in the area.

I trust you will accept my request and if there is anything further you need to discuss please call me on 07803 591 530.

Regards,

Alastair

.....
The information contained in this e-mail is confidential and is intended only for the named recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action or reliance on it. If you have received this e-mail in error, please notify the sender. Any unauthorised disclosure of the information contained in this e-mail is strictly prohibited.

The views and opinions expressed in this e-mail are the senders own and do not necessarily represent the views and opinions of Falkirk Council.
.....

APPLICATION FOR PLANNING PERMISSION

Town and Country Planning (Scotland) Acts

Please read the notes on the right hand side of this form before completing the relevant sections. If you have any doubts about how to complete any part of the form, please contact Development Services and ask to speak with the Development Control Duty Officer. The telephone number is (01324) 504748. TWO copies of the completed form, FOUR copies of the plans, the appropriate fee and other documents should be returned to:

The Director of Development Services
Abbotsford House,
David's Loan,
Falkirk FK2 7YZ



Falkirk Council

REG 05-10-05
COF

12725
74025

PLANNING APPLIC
CASH

10.00
10.00

05/0924/OUT

1	TYPE OF APPLICATION : <i>Please tick relevant box</i>	
	Outline <input checked="" type="checkbox"/>	Detailed <input type="checkbox"/>
	Reserved Matters <input type="checkbox"/>	Renewal of Temporary <input type="checkbox"/>
	Modification / Deletion of Condition(s) <input type="checkbox"/>	Permission <input type="checkbox"/>
Have there been any pre-application discussions? YES <input type="checkbox"/> NO <input type="checkbox"/>		
If YES, who with ? _____		

Notes on Completing this form

These are the main types of planning application. If you are unsure of which category your proposal falls within, please speak to the Development Control Duty Officer. The Duty Officer can be contacted on the telephone number at the top of this form.

2	APPLICANT'S NAME	CARDONALE HOMES LTD.
	ADDRESS	WOOD STREET GRANGEMOUTH
	POSTCODE	FK3 8LH.
	TELEPHONE	01324 471 714
	FAX	01324 474 780

Enter the personal details of the applicant in the space opposite.

3	AGENT'S NAME	AS APPLICANT
	ADDRESS	
	POSTCODE	
	TELEPHONE	
	FAX	

If an agent is employed to act on the applicant's behalf, such as an architect, surveyor or builder, enter the Agent's details here.
All correspondence, including the decision notice will be sent to the agent.

4	ADDRESS OR LOCATION OF LAND / BUILDING CONCERNED	
	VACANT LAND	
	WOOD STREET	
	GRANGEMOUTH	
	POSTCODE	FK3 8LH

Enter in the space opposite the address of the property or give the location of the land to which this application relates. The site should be outlined in RED on the location plan, with any adjoining land in the applicant's ownership outlined in BLUE.

5	DESCRIPTION OF PROPOSED DEVELOPMENT INCLUDING THE PURPOSE(S) FOR WHICH THE LAND / BUILDING(S) WILL BE USED.	
	PROPOSED CHANGE OF USE OF TIMBER YARD TO RESIDENTIAL LAND FOR THE ERECTION OF 36 NO. HOUSES	
	EXISTING USE OF LAND AND / OR BUILDING(S)	
	VACANT LAND / FORMER TIMBER YARD	
Do you intend to fell any trees or hedges? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, please show their position on the plans accompanying the application.		

The proposed use(s) and / or work to be carried out should be clearly stated. "See Plans" is NOT sufficient. Where a change of use is involved, the present and proposed uses must be included. If there is any doubt as to how to describe the proposal, please contact the Development Control Duty Officer for advice.

If the proposed development involves the felling of any trees or hedges, these should be shown on the application plans. Details of replacement trees should also be shown.

6	IF THE PROPOSAL IS FOR RESIDENTIAL DEVELOPMENT	
	Please give	
	Number of Units	36 No.
	Site Area (hectares)	1.396 ha.

This section must be completed if the proposal is for residential development. "See Plans" is NOT sufficient. The site area is the total area of the application site, in hectares.

7

IF THE PROPOSAL IS FOR COMMERCIAL / INDUSTRIAL DEVELOPMENT

Please give

	Existing	Proposed
(a) Site Area (gross)	____ hectares	____ hectares
(b) Manufacturing / Production Area	sq m	sq m
(c) Storage Area	sq m	sq m
(d) Office / Ancillary Area	sq m	sq m
(e) Retail (net of c and d)	sq m	sq m
(f) Intended hours of operation		

This section must be completed if the proposal involves commercial and / or industrial development. "See Plans" is NOT sufficient.

You should calculate the floorspace based on the external dimensions of the building. Please give all measurements in hectares or square metres as appropriate.

It is essential that you state the intended hours of operation, particularly in the case of Licensed Premises and hot food operations.

8

ACCESS AND PARKING ARRANGEMENTS

Do you intend to (tick as appropriate)

- (a) Use an existing access ☐
- (b) Improve / Modify an existing access ☐
- (c) Form a new access ☒
- (d) Name of road / Road No. WOOD STREET
- (e) How many parking spaces are there on site at present? NONE
- (f) How many additional spaces will be provided? 72 (max.)

If the development is non-residential, do you wish to consider commuted sum payment? YES ☐ NO ☐

One or more of the boxes under this section must be ticked. Where you intend to form a new pedestrian / vehicular access to the site, details should be included in your application submissions.

Please indicate the existing number of car parking spaces on site (if any), and the number of additional spaces you propose to create as part of the development.

Commuted sums are payments a developer is required to make in lieu of providing the full car parking stipulation for the proposed development where it is not physically possible or desirable to do so. They only apply in town centres. Guidance on this will be given at an early stage by Development Services officers.

9

PROPOSED EXTERNAL BUILDING MATERIALS

- (a) External Walls FACING BRICK + RENDER
- (b) Roof Covering(s) RED/GREY CONC. TILES
- (c) Boundary Treatments
(walls, fences etc.) 1.8m / 0.9m HIGH TIMBER PAUSADE

If you are constructing a building or other structure, it is important that you describe as fully as possible, the materials you intend to use on the outside surfaces.

This should include the colour and type of material.

"See Plans" is NOT sufficient.

10

PROPOSED DRAINAGE CONNECTIONS

(tick as appropriate)

- (a) Foul Drainage to public sewer ☒ to septic tank ☐
- other ☐
- (b) Surface Drainage to public sewer ☒ to watercourse/
other ☐ soakaway ☐

This section must be completed, even if your application is for Outline Planning Permission.

New buildings should be connected to the public sewer, however, in rural areas this is not always possible and a septic tank may be appropriate. Please tick the relevant boxes to indicate how you intend to dispose of foul and surface water from the proposed development.

11

HAZARDOUS MATERIALS

(Please tick only one box)

- (a) The proposals do not involve the use, storage or manufacture of hazardous materials ☒
- (b) The proposals involve the use, storage or manufacture of hazardous materials ☐

If the proposal involves the use, storage or manufacture of any "hazardous materials" (such as liquified Petroleum Gas, Hydrogen, Liquid Oxygen, or any explosive, please give details and quantities in a covering letter. You may require to make a separate application for Hazardous Substances Consent. If you are in any doubt, please contact the Development Control Duty Officer.

You must now complete the Neighbour Notification Certificate (section 12) and Land Ownership Certificate (section 13). You should then sign and date the declaration on the last page before submitting TWO copies of the form, FOUR copies of all plans and drawings and the relevant fee to the Council at the address shown on the front of this form. Please note that your application cannot be registered until ALL these documents and fees are received.

The application fee varies according to the type and size of the application. Basic fee details are given on the separate Scale of Planning Fees sheet.

12 NEIGHBOUR NOTIFICATION CERTIFICATE**A** I hereby certify that: *Please tick relevant box(es)*

1. The applicant has given notice to the neighbours listed below in section B, together with a plan showing the location of the proposed development. ☒
2. The applicant could not carry out notification since there are no buildings on the neighbouring land to which the notice could be sent. ☐
3. There are no neighbours that have to be notified. ☐

B The applicant has given notice to the following persons:

	Name	Address
1.	The Owner The Occupier The Lessee	
2.	The Owner The Occupier The Lessee	
3.	The Owner The Occupier The Lessee	
4.	The Owner The Occupier The Lessee	
5.	The Owner The Occupier The Lessee	
6.	The Owner The Occupier The Lessee	
7.	The Owner The Occupier The Lessee	
8.	The Owner The Occupier The Lessee	
9.	The Owner The Occupier The Lessee	

SEE ATTACHED LIST

Date of Notification **4.10.05**

Continue on another sheet as necessary and attach it to the application form

YOU ARE LEGALLY REQUIRED TO COMPLETE THESE CERTIFICATES

At the same time as you make your application for planning permission, you must notify your neighbours using the notice provided. A copy of an Ordnance Survey map which clearly identifies the application site and shows the position of any existing buildings, new buildings, or access must also be given to neighbours. Maps for this purpose can be purchased from Development Services. The address is at the top of the front page of this form.

Please read the rear of the NOTICE TO NEIGHBOURS for an explanation of which neighbours should be notified. Recorded Delivery is the preferred method of sending out notices since it provides proof of delivery in the event of a dispute. Registered post and hand delivery are also acceptable.

The NEIGHBOUR NOTIFICATION CERTIFICATE must be completed as follows:

Part A - Tick the appropriate box(es);

Part B - List the addresses (and names if known) of those properties which you have notified.

If the neighbouring property is DOMESTIC (a house / flat), 2 copies of the NOTICE TO NEIGHBOURS and location plan must be sent, one addressed to "The Owner" and the other to "The Occupier".

If the neighbouring property is NON-DOMESTIC (any property other than a house / flat or its garden ground), 3 copies of the NOTICE TO NEIGHBOURS and location plan must be sent addressed to "The owner", "Occupier", and / or "Lessee". You should consult the Valuation Roll for names and addresses of the owner, lessee, and / or occupier. The Valuation Roll is available for inspection at Falkirk Library and at Development Services.

If you cannot find the names and addresses required, the notices should be sent to the neighbouring property addressed to "The Owner", "The Occupier" and "The Lessee".

If you cannot serve the notice because there are no buildings on the neighbouring land to which the notice and the plan can be sent, you must tell the Development Control Duty Officer. Arrangements will then be made for a notice to be placed in the local press. The applicant is responsible for meeting the cost of this advertisement.

Further information on Neighbour Notification can be found on the rear of the "Notice To Neighbours" supplied with this form.

Insert the Date of Notification in the space provided

13 LAND OWNERSHIP CERTIFICATEA I hereby certify that: Please tick one box

1. 21 days before the date of this planning application, the applicant owned **all** the land to which this application relates. ☒

OR

2. The applicant has given notice to all persons who, 21 days before the date of this planning application, owned any part of the land to which it relates. They are: ☐

NAME OF OWNER	ADDRESS	DATE NOTIFIED

B I further certify that: Please tick one box

- (a) 21 days before the date of this planning application, none of the land to which this application relates formed part of an agricultural holding. ☒

OR

- (b) The applicant has given notice of this planning application to every person who, 21 days before the date of this application, was a tenant of an agricultural holding, any part of which formed part of the land to which this application relates. These persons are: ☐

NAME OF TENANT	ADDRESS	DATE NOTIFIED

14 DECLARATION

Please check that you have completed questions 1 - 11 and the Neighbour Notification (12) and Land Ownership Certificates (13) correctly. You must now sign the declaration below:

I HEREBY CERTIFY THAT THE INFORMATION GIVEN BY ME IN THIS FORM IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Signature of Applicant / Agent
(delete as appropriate)

PP CARBONALE HOMES LTD.

Date

4.10.05

ANYONE WHO KNOWINGLY OR RECKLESSLY MAKES A FALSE DECLARATION IS LIABLE, ON CONVICTION, TO A FINE OF CURRENTLY UP TO £2,000

YOU ARE LEGALLY REQUIRED TO COMPLETE PARTS A AND B OF THE LAND OWNERSHIP CERTIFICATE AS PART OF YOUR APPLICATION FOR PLANNING PERMISSION. IF YOU DO NOT, YOUR APPLICATION WILL NOT BE PROCESSED.

You do not need to have any legal interest in the land to which the application relates when you apply for planning permission, nor do you require the consent of the owner. But, if you do not own the land to which this application relates, you are legally required to give notice of the making of the planning application to the owner and to any agricultural tenant of the land.

For the purposes of making a planning application, a person is regarded as the owner if, 21 days before the date of the planning application, he is an owner or is the tenant under a Lease which still has at least 7 years to run.

If you do own all the land to which this application relates, then you should tick the box beside certificate 1.

If you are not the owner of the land to which the application relates, you are legally required to notify the owner(s) by serving on them:

a completed copy of the **NOTICE TO OWNERS / TENANTS OF AGRICULTURAL HOLDINGS** form provided in this application pack

Once you have served this notice you should tick the box next to certificate 2 and list the names and addresses of the owners notified, together with the date on which the notice was served.

If you do not know who owns the land, then you will be required to place a notice in the local newspaper. Please contact the Development Control Duty Officer.

Part B relates to agricultural holdings. If none of the land to which this application relates forms part of an agricultural holding then you should tick the box beside certificate (a).

If, 21 days before the date of the application, all or part of the land to which this application relates forms part of an agricultural holding, then you are required to notify any agricultural tenants of that land. You should notify them by serving on them:

a completed copy of the **NOTICE TO OWNERS / TENANTS OF AGRICULTURAL HOLDINGS** form provided in this application pack

Once you have served this notice you should tick the box next to certificate (b) and list the names and addresses of the tenant(s) notified, together with the date on which the notice was served.

If you do not know who the tenant(s) are, you will be required to place a notice in the local newspaper. You will have to meet the cost of this. Again please contact Development Services and speak with the Development Control Duty Officer.

Finally, please sign and date the form in the appropriate spaces opposite.

To:

The Director of Development Services
Falkirk Council
Abbotsford House
David's Loan
Falkirk FK2 7YZ

Your Name:

Address:

PAUL MCINTYRE
CARBONALE HOMES LTD.
WOOD STREET
GRANGEMOUTH

Tel.

01324 471714

Dear Madam,

In respect of the development noted overleaf, I would like the following matters to be taken into account when you form your recommendation on, or when you determine, the application.

PLEASE SEE ATTACHED LETTERS:

1. CARBONALE HOMES LTD.'S LETTER DATED 4.2.06
2. LETTER TO H.S.E. FROM McLEAN BELL CONSULTANTS LTD., DATED 5.10.04
3. LETTER FROM H.S.E. TO McLEAN BELL CONSULTANTS LTD., DATED 29.10.04

IMPORTANT

In order to resolve some or any of the matters raised above, it may be necessary to discuss the substance of your comments with the applicant or his / her agent. In some instances, the nature of such discussion may allow the applicant to identify the source of an objection. To comply with the terms of the Data Protection Act 1998, please tick the box below to allow such discussion to take place. The form of development finally approved may not address the issues raised above if I cannot raise the matters with the applicant or his agent.



Tick Here

Signature



Date 4.10.05

Wood Street, Grangemouth**List of neighbours with a notifiable interest:**

<u>Name</u>	<u>Address</u>	<u>Date Notified</u>
Estates Department	Falkirk Council Municipal Buildings FALKIRK FK1 5RS	4.10.05
Scottish Wildlife Trust	Cramond House Kirk Cramond Cramond Glebe Road EDINBURGH EH4 6NS.	4.10.05
John Fleming & Co.	Wood Street Grangemouth FK3	4.10.05
Autotech Solutions	Wood Street Grangemouth FK3	4.10.05
Grangemouth Rangers Supporters Club	Wood Street Grangemouth FK3	4.10.05
Avecia, Earl's Gate Park, Grangemouth Per Hargest & Wallace Planning Ltd.	22 Manor Place Edinburgh EH3 7DS	4.10.05
Eriden Properties Ltd.	Wood Street Grangemouth	4.10.05

CARRONVALE HOMES

PROJECT
PROPOSED RESIDENTIAL
DEVELOPMENT OF 36 NO. HOUSES
WOOD STREET
GRANGEMOUTH

DRAWING TITLE

LOCATION PLAN

DRAWING NUMBER
SCALE
DATE

CVH/WS/LP
DRAWN BY
REF
XXXXXX
CARRONVALE HOMES LTD
WOOD STREET
GRANGEMOUTH FK3 8LH
Tel 01324 471714 fax 01324 474780
www.carronvalerhomes.co.uk

NEIGHBOURS NOTIFIED,
INDICATED THUS:-

JUPITER URBAN
WILDLIFE CENTRE
(LAND OCCUPIED BY
SCOTTISH WILDLIFE TRUST
AND OWNED BY AVECIA,
GRANGEMOUTH)

LAND OWNED BY
JOHN FLEMING & CO.

Timber Yard

DEVELOPMENT SITE
OUTLINED IN RED

AREA OF
SITE 1.396ha

LAND OWNED BY
AUTOTECH
SOLUTIONS

FALKIRK COUNCIL
REFUSED
DATE 24 MAY 2011

LAND OWNED BY
FALKIRK COUNCIL

LAND OWNED BY
GRANGEMOUTH
RANGERS SUPPORTERS
CLUB

LAND OWNED BY
FALKIRK COUNCIL

LAND OWNED BY
ERIDEN PROPERTIES LTD

Timber Yard
Drumblayn Sawmills

WOOD STREET

WOOD STREET

06 OCT 2015

05/09/24/OUT

COPY

Director of Development Services,
Falkirk Council,
Abbotsford House,
David's Loan,
Falkirk.

4 February 2005

Dear Sir,

Subject :- Wood Street, Grangemouth
Voluntary Revocation of Existing Planning Application (F/98/0515) and submission
of New/Amended Application for 36no. Dwellings.

I refer to the above and enclose the appropriate application forms, plans and cheque in the sum of £3360 for outline planning permission. In support of the application, I enclose a copy letter sent by our planning consultant, McLean Bell, to the Health and Safety Executive, dated 5th October 2004 and a copy of the reply from HSE dated 29th October 2005. These letters are essentially self-explanatory and you will note that the HSE does not advise against the grant of planning permission, in this case.

Carronvale has a valid planning permission for 36 houses of the 60 houses granted in application F/98/0515. This new planning application simply seeks to build the same number of houses on a different part of the site.

As part of the due process, Carronvale will agree to a voluntary revocation of the existing planning consent. It is our intention to construct these 36 houses at Wood Street if your Council does not grant planning permission on this amended layout.

However, I trust you will also recognise the large number of jobs which Carronvale has created at this locality. If we are left with no option but to implement our existing planning permission, then our manufacturing unit will be required to relocate. Many of our employees are local people and there may not be a suitable site in the Falkirk area.

This new/amended application provides for the retention of our existing manufacturing unit in Grangemouth and allows for the construction of 36 houses, which are badly needed to meet local demand. The Council would not be granting permission for any additional houses in the area but would protect local jobs.

I trust/....

Cont'd.

Subject :- Wood Street, Grangemouth
Voluntary Revocation of Existing Planning Application (F/98/0515) and submission
of New/Amended Application for 36no. Dwellings.

Page 2

I trust you will be able to support this proposal and grant planning permission. If there are any matters of detail you wish to discuss please contact me at the above address.

Yours faithfully,

Paul McIntyre
Development Manager
Carronvale Homes Ltd.

Encl.

Cc: AH, DC, AB

13 ABILEY DRIVE
Polmuir,
Falkirk
FK2 0UJ
Tel. (01324) 720731
Fax. (01324) 720732
Mobile 07803 591 530

McLean Bell Consultants Ltd.

Health and Safety Executive,
Belford House,
59 Belford Road,
Edinburgh EH4 3UB

FTAO Mr Alistair McNab

5-10-2004

Dear Alistair,

Subject :- Housing Development, Wood Street, Grangemouth

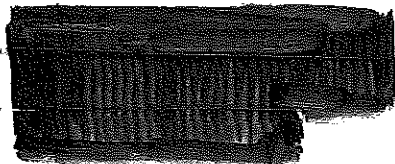
I refer to my client, Carronvale Homes, which owns a site at Wood Street, Grangemouth. This site has a valid planning permission for the erection of 60 houses as shown on the enclosed plan. My client has built 24 of these houses along the southern part of the Wood Street frontage and he is now considering his options for the construction of the remaining 36 houses. As you can see from the enclosed plan, the current consent involves the construction of the remaining 36 houses along the remainder of the Wood Street frontage. Carronvale Homes currently employ over 70 people on the adjacent site in the manufacture of timber frame house kits. The construction of the 36 houses in the layout which has planning permission would involve a degree of disruption to this operation.

An alternative housing layout is outlined on the 2nd enclosed plan. This would minimise disruption to the manufacturing operation. I would be grateful if you could provide me with a written view of this alternative layout. Clearly, if this layout is acceptable it would require a new planning application together with a revocation of the existing consent and that may raise other issues. However, in my opinion, a key issue for the planning authority will be the view of HSE on this proposal.

I appreciate you are still engaged in the review of the consultation distances for this area and that the CD's are continuing to change. However, it has been confirmed to me that Carronvale Homes will construct the 36 houses from its existing planning consent if there is no alternative agreed. As you may appreciate, the value of that consent is too great and the local market for Carronvale Homes is excellent at present. In essence, this alternative proposal will merely relocate the 36 houses within the overall site at Wood Street. In planning terms it has certain advantages and it will reduce the impact on existing jobs in the area.

I look forward to your comments. I have also sent a copy of this letter to Falkirk Council, Development Services so that it is fully informed of our discussions.

Yours sincerely,

A large, dark, rectangular redacted area covering the signature of Alastair Bell.

Alastair Bell

Cc Falkirk Council, Development Services



Health & Safety Executive
Hazardous Installations Directorate

Head Of Unit: Mr John Sumner

McLean Bell Consultants Ltd
33 Miller park
Polmont
Falkirk
FK2 0UJ

Your Ref: McLean Bell 10/04
Our Ref: HID CI1B-2004-00549

29 October 2004

Dear Sir / Madam,

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (General Development Procedure) Order 1995 (as amended), or Town and Country Planning (General Development Procedure) (Scotland) Order 1992 (as amended)]

The Health and Safety Executive (HSE) gives planning advice only for certain types of developments and then only if they are within specific consultation areas that have previously been advised to the appropriate planning authority (PA). Such areas are often identified by a PA on their 'development constraint maps'.

In response to your specific request, HSE has considered how it might advise the relevant PA should the development proposal be submitted in its present form. (However, if formally consulted by the PA then HSE would carry out a fresh assessment based on the data then available – this may result in a different response to that below).

The following text is the likely response HSE would send to the PA:

Thank you for your correspondence regarding the proposed Housing Development, at Wood Street, Grangemouth, received at this office on 07 Oct 2004. We have now considered the proposal and are able to give the following response.

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance (CD) of major hazard installations, complexes and pipelines. This consultation, which is for such a development and also within at least one CD, has been considered using the details provided by you and HSE's assessment methodology. Only the installations / complexes and pipelines you advised us of with the consultation have been considered. Consequently, **HSE does not advise, on safety grounds, against the granting of planning permission in this case.**

I must emphasise that this does not mean that risks at the proposed development are negligible. **If the site were a 'green field', or if a previous permitted use had clearly been dormant in recent years; then HSE would have advised against the granting of planning permission.** However, this decision to not advise against in this case is solely because account has been taken of the existing (or permanently approved) use of this site. In principal, **HSE would encourage Planning Authorities, wherever possible, to use the opportunity offered by redevelopments to decrease the numbers of people within the CD.** This case appears to offer such an opportunity. If you do decide to refuse planning permission on grounds of safety, HSE will provide the necessary support in the event of an appeal.

If you have any queries related to this letter, please contact Matthew Ramsey on 0131 247 2046 at this office.

Yours faithfully

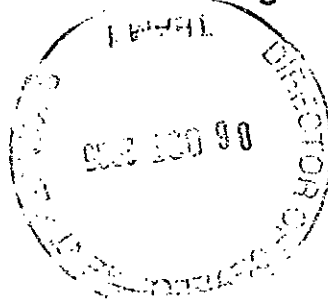


MR ALISTAIR MCNAB
HM Principal Inspector of Health and Safety

Ref: 06/05

05/10/2005

Development Services
Abbotsford House
David's Loan
Bainsford
Falkirk



Hargest & Wallace Planning Ltd

22 Manor Place
Edinburgh
EH3 7DS

Tel: 0131 226 1718
Fax: 0131 226 1719

Dear Sir,

CHANGE OF USE OF TIMBER YARD TO RESIDENTIAL LAND FOR THE ERECTION OF 36 DWELLINGHOUSES [OUTLINE] - CARRONVALE HOMES

I refer to the above planning application dated 4th October 2005.

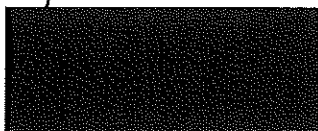
Objection is lodged on behalf of KemFine UK Ltd [formerly Avecia Fine Chemicals Ltd] for the same four reasons as set out in the decision notice of 4th August 2005 in respect of F/2005/0082 for an identical development on the same site!

The previous application was refused following a site visitation and there has been no material change of circumstances within the past two months. Consequently it is requested that the application is refused using delegated powers.

I should be obliged if you would acknowledge receipt of this initial objection and advise as to progress on the determination of this application. Please note that this is an initial statement of objection and the right is reserved to expand upon it [should it become necessary] in due course.

Thank you for your assistance in this matter.

Yours faithfully



Bryan Wallace
Director

Cc D Edwards KemFine UK Ltd

Community Safety Department
Falkirk Police Office
West Bridge Street
FALKIRK
FK1 5AP



19th December 2005

Your Ref.: 05/0924/OUT
Our Ref.: ALO/622/75/05

John Milne
Case Officer
Falkirk Council
Development Services : Planning & Transportation
Abbotsford House
David's Loan
FALKIRK
FK2 7YZ

Dear Mr Milne

Re: Change of Use of Timber Yard to Residential Land for the Erection of 36 dwellings, Land to the East of Jupiter Wildlife Park, Wood Street, Grangemouth

I refer to the above proposal and have pleasure in enclosing a copy of my report.

Should anything contained therein need further explanation please do not hesitate to contact me at the above address, on 01324 678852 or by e-mail at scott.nelson@centralscotland.police.uk

Yours sincerely

Scott Nelson
Constable 622
Area Community Safety Officer

Central Scotland Police



Architectural Liaison Officers' Report

Change of Use of Timber Yard to
Residential Land for the Erection of 36
dwellings, Land to the East of
Jupiter Wildlife Park, Wood Street,
Grangemouth

05/0924/OUT

ALO/622/75/05

Author: PC 622 Scott Nelson

1 Introduction

- 1.1 Please consider this report as a consultation under the terms of the Town & Country Planning (Scotland) Act of 1997.
- 1.2 At this time, I would draw your attention to an ongoing initiative being endorsed by the Association of Chief Police Officers (Scotland): *Secured by Design*.
- 1.3 The Secured by Design criteria are available on-line at www.securedbydesign.com

2 Crime Profile

- 2.1 Research carried out using all the available databases revealed a history of very low levels of crime against property. However, there is a slight elevation in the levels crime of an anti-social nature.
- 2.2 Consequently the site is allocated a LOW crime risk rating.
- 2.3 However, a development such as this may attract unwanted criminal attention. Consequently on site security should be made a priority.

3 Natural Surveillance

- 3.1 The site will have a limited level of natural surveillance. The existing industrial premises will normal be occupied during business hours. They will provide not protection outside these hours
- 3.2 There are no domestic dwellings in the area to augment these poor levels of natural surveillance.
- 3.2 Care should be taken to ensure that the surveillance levels are not further reduced when proposed landscaping matures.
- 3.3 The drawings given show that the orientation of the proposed dwelling is such that they will benefit from a good level of surveillance.

3 Boundary Treatment

- 3.1 No detailed information appears to be available about the nature of the boundary treatment to be used.

- 3.2 It is essential that any fences should be at least 1.8 metre in effective height and create the maximum area of defensible space possible, particularly to the rear of the properties. The use of fencing to the front of building line would be considered where ever possible.
- 3.3 Any gates within the fencing should be of a similar construction and effective height. They should also be lockable.
- 3.4 Where a wall is to be installed, it too should be used to create the maximum amount of defensible space possible. If the wall is not to be of a similar height as the fencing, care should be taken to ensure that the design chosen does not make the area attractive as a gathering point.

4 **Inter Plot Boundary**

- 4.1 No information relating to Inter plot boundaries is available. Therefore no detailed comment can be offered.
- 4.2 What ever system is to be installed, that system should create maximal defensive space.

5 **Building Security**

- 5.1 Recessed areas may provide hiding places for a would be criminal to hide and consideration should be given to designing these areas out. Alternatively these areas could be protected by appropriate landscaping.
- 5.2 Natural surveillance should be maximised. Lighting in these areas should be used to remove any shadowed areas.
- 5.3 Consideration should be given to using *Secured by Design* approved doors and windows.
- 5.4 The houses are oriented in such a way as to make good use of the existing level of natural surveillance.
- 5.5 It is strongly recommended that the windows used meet BS 7950 which relates to enhanced security plus the appropriate British Standard for the type of window chosen. Further consideration should also be given to using laminated glass (6.4 mm minimum) on all ground floor glazing and vulnerable first floor glazing.
- 5.6 The drawings given show that access can be gained to the dwellings from the garage area. The hardware used in this area should be of an appropriate standard – perhaps a five lever mortice deadlock.

6 Landscaping

- 6.1 No detailed information relating to landscaping is available.
- 6.2 On site landscaping should be designed in such a way that it does not reduce the level of natural surveillance available;
- 6.3 Landscape growth and maintenance are also issues crucial to the security of the site.
- 6.4 It is recommended that shrubs and hedges have a maximum height of one metre. Any tree should offer a clear profile to a height of 2.2 metre, thereby maintaining a clear field of vision around the site. Care should be taken to ensure that any mature trees do not block lighting columns nor become climbing aides.
- 6.5 All hard landscaping and street furniture must be robust and securely fixed to prevent removal, vandalism or use as potential ammunition.
- 6.6 An ongoing landscape management regime should be implemented as part of the overall site maintenance policy to maintain natural surveillance. This creates the impression of a well cared for environment which helps to discourage crime and anti-social behaviour.

