

CLACKMANNANSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS

DECISION NOTICE ON APPLICATION FOR PLANNING PERMISSION

Applicant

Gean Developments
3 Aros Field East
Comrie
UK
PH6 2GA

Agent

Ian Lenaghan
Bracewell-Stirling Consulting
38 Walker Terrace
Tillicoultry
Scotland
FK13 6EF

The Council, in exercise of its powers under the above Acts, hereby **GRANT PLANNING PERMISSION** for the:-

Erection Of 11 No. Houses With Associated Parking

Former Alva Glen Hotel, 59 Stirling Street, Alva, Clackmannanshire, FK12 5ED

in accordance with your application Ref. No:- 16/00268/FULL dated 19th December 2016

Subject to the following conditions:

1. Before any works commence on site, a construction management plan shall have been submitted to and approved in writing by the Council. This shall demonstrate measures to control traffic, noise, dust lighting and hours of operation, during the construction phase, waste management arrangements and the safe management of construction traffic entering and exiting the site.
2. Within 3 months of the date of this decision, details of surfacing/landscaping and boundary treatment for the site shall have been submitted to and approved in writing by the Council. Once approved, such details shall be completed before first occupation of any approved house, unless otherwise approved in writing by the Council.
3. Before any works commence on site, details of all external finishing materials shall have been submitted to and approved in writing by the Council. Thereafter, the development shall be implemented in accordance with such approved details. The details shall include the following:
 - a) External wall cladding.
 - b) External roof cladding including soffits.
 - c) Rainwater goods design, material and finish
 - d) Window and door design, material and finish
 - e) Public artwork incorporated into the boundary wall and/or hard surfacing at the corner of Brook Street and Stirling Street
4. Proposed ground, finished floor and roof levels shall accord with the stamped approved Overland Flow Plan 3986-02-004-A, unless otherwise approved in writing by the Council.

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

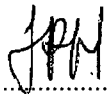
5. The proposed shared vehicle access and turning area and associated parking spaces as shown on the approved Plan shall be fully completed prior to first occupation of any approved house.

6. Before any works commence on site, details of a SUDs scheme for the discharge of surface water to the water environment, in accordance with the SUDs (Sustainable Urban Drainage Systems) Manual (C697) published by CIRIA shall have been submitted to and approved in writing by the Council. Once approved, the development shall be completed in accordance with such approved details.

For the following reasons:

1. In the interests of road and pedestrian safety
2. In the interests of visual amenity
3. In the interests of visual amenity
4. In the interests of residential amenity
5. In order to ensure adequate parking and turning facilities are available to serve the development.
6. In the interests of residential amenity

Dated: 14 July 2017



.....
DEVELOPMENT SERVICES

The reasons for the decision are:-

1. The application proposes a housing development of appropriate scale, design and density on this prominent vacant brownfield site, and the application complies both with the site's designation in the LDP and the relevant policies contained therein.
2. Whilst SEPA maintain their objection on flood risk grounds, the Council is satisfied that sufficient information has been submitted to demonstrate that the site is not at risk from flooding from the Alva Burn, to the extent that planning permission should be withheld.

Plan Numbers Relating to the Decision

Plan No	Title
3986-02-001	Location Plan
3986-02-003-A	Revised Site Layout Plan
3986-02-004-A	Overland Flow Plan
3986-03-001-B	Proposed House Types
3986-03-002-B	Streetscapes

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

NOTES FOR GUIDANCE

1. Please examine your decision notice carefully. It describes the development to which the decision relates, includes any conditions that must be complied with and explains the reasons for the decision.
2. Please also read the following guidance. It contains important information regarding
 - * the duration of the permission
 - * rights of review
 - * requirements for further notification to the Council; and
 - * the publicising of the development.
3. Section 59 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006 - Planning Permission in Principle:-
 - (a) In the case of matters specified by conditions, further application(s) for approval must be made to the Council not later than the expiration of 3 years beginning with the date of this permission. Otherwise, the planning permission lapses on that date.
 - (b) The development to which this permission relates must be begun not later than the expiration of 5 years from the date of this permission or within the expiration of 2 years from the final approval of matters specified, whichever is the later. Otherwise, the planning permission lapses on the latter date.
4. Section 58 of the Town and Country Planning (Scotland) Act as amended by the Planning etc. (Scotland) Act 2006 - Planning Permission: Unless otherwise stated overleaf, the development to which this permission relates must be begun not later than the expiration of 3 years from the date of this permission. Otherwise, the planning permission lapses on that date.
5. There are 2 different rights of appeal if the applicant is aggrieved by the decision to refuse permission for the proposed development, or to grant permission subject to conditions.
 - (i) If the decision has been made by the Appointed Officer under the Council's Scheme of Delegation, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this notice. The Notice of Review should be addressed to:-

Clerk to the Local Review Body
Clackmannanshire Council
Kilncraigs
Alloa FK10 1EB

The Notice of Review form is available to download on the Council website at www.clacksweb.org.uk. Alternatively, send an e-mail with your name and address to planning@clacks.gov.uk and we will arrange to send a form to you.
 - (ii) If the decision has been made by the Council's Planning Committee, then you or your agent may lodge an appeal with the Directorate for Planning and Environmental Appeals (DPEA). The easiest way to do this is via the Planning Appeals Online Portal which can be found on our Clacksweb site, or you can request paper forms from:

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

Directorate for Planning and Environmental Appeals
4 The Courtyard
Callendar Business Park
Callendar Road
Falkirk, FK1 1XR
Telephone 01324 696400

Notification of Initiation of Development

6. Once it has been decided on the date to start work on the development to which this permission relates, **the developer must inform the Council of that date as soon as is practicable and certainly before starting work. This is termed Notification of Initiation of Development (NID). Failure to give such notice to the Council constitutes a breach of planning control.** Please therefore ensure that the NID form attached to this decision notice is completed and returned to the Council before the start of development.

Notification of Completion of Development

7. Once the development to which this permission relates has been completed, the applicant or developer must, as soon as practicable, notify the Council accordingly. This is termed Notification of Completion of Development (NCD). If the development is carried out in phases, the notification must be issued to the Council as soon as practicable after each phase. Please therefore ensure that the NCD form attached to this decision notice is completed and returned to the Council as soon as practicable.

Display of Notice while Development is carried out

8. If this permission relates to a national, major or bad neighbour development (such as a public house or hot food takeaway), the applicant or developer must, for the duration of the development, display one or more signs. The sign(s) must be displayed in a prominent place at or in the vicinity of the site, and be readily visible to the public. **Failure to display the sign(s)/notice while carrying out the development constitutes a breach of planning control.** The information to be displayed must include:-
 - (i) The location of the development.
 - (ii) Any conditions attached to the planning permission.
 - (iii) The name and address of the developer.
 - (iv) The date on which planning permission was granted.
 - (v) The planning authority reference number.
 - (vi) A description of the development.
 - (vii) A note of the Council's contact details for enquiries relating to the development, which is planning@clacks.gov.uk or Development Services, Clackmannanshire Council, Kilncraigs, Greenside Street, Alloa, FK10 2EB.
9. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

10. **It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments. In particular, it does not constitute approval under the Building (Scotland) Acts, The Water Environment (Controlled Activities) (Scotland) Regulations or Roads (Scotland) Acts in respect of street works.**

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/



**Clackmannanshire
Council**

NOTIFICATION OF INITIATION OF DEVELOPMENT

This notice must be submitted to the Council before you intend to start development with planning permission. Failure to do so is a breach of planning control under Section 123(1) of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006

Please complete all sections of this form and return it to Development Services (Development Quality), Clackmannanshire Council, Kilncraigs, Greenside Street, Alloa, FK10 1EB

1. Applicant, or other person carrying out the development

Name	<input type="text"/>		
Address	<input type="text"/>		
Town	<input type="text"/>	Post Code	<input type="text"/>
Phone No	<input type="text"/>	Fax Number	<input type="text"/>
E-mail	<input type="text"/>		

Are you the **owner** of the land ☐ Yes ☐ No If no, please provide the owner's details:

Name	<input type="text"/>		
Address	<input type="text"/>		
Town	<input type="text"/>	Post Code	<input type="text"/>
Phone No	<input type="text"/>		

2. Site Agent/Contractor, if any:

Name	<input type="text"/>		
Address	<input type="text"/>		
Town	<input type="text"/>	Post Code	<input type="text"/>
Phone No	<input type="text"/>	Fax Number	<input type="text"/>
E-mail	<input type="text"/>		

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

3. Application Details

Application No

Please state the postal address of the development site (as shown on planning decision notice)

Address

Town Post Code

Date planning permission granted

Date on which you intend to start the development

4. Signature

Signed

Print Name Date

5. Notes to Applicant/Developer:

Please note that if there are any conditions attached to the planning permission to which the development relates that require the submission and approval of details before the start of work on site, you are advised to ensure that such conditions have been discharged.

CAUTION: You are reminded that any person who knowingly or recklessly submits false or misleading information for the purpose of obtaining consent is guilty of an offence and liable on conviction to a significant fine. A consent issued as a result of such information may be revoked.

Development Services (Development Quality)
Clackmannanshire Council
Kilncraigs
Greenside Street
Alloa, FK10 1EB

Tel: 01259 450000
Fax: 01259 727450
Web: www.clacksweb.org.uk
E-mail: planning@clacks.gov.uk

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/



**Clackmannanshire
Council**

NOTIFICATION OF COMPLETION OF DEVELOPMENT

This notice must be submitted to the Council as soon as practicable after completion of the work which has planning permission. If the planning permission involves phases of development, a separate notice must be submitted at the completion of each phase.

Please complete all sections of this form and return it to Development Services (Development Quality), Clackmannanshire Council, Kilncraigs, Greenside Street, Alloa, FK10 1EB

1. Applicant, or other person carrying out the development

Name	<input type="text"/>		
Address	<input type="text"/>		
Town	<input type="text"/>	Post Code	<input type="text"/>
Phone No	<input type="text"/>	Fax Number	<input type="text"/>
E-mail	<input type="text"/>		

2. Site Agent/Contractor, if any:

Name	<input type="text"/>		
Address	<input type="text"/>		
Town	<input type="text"/>	Post Code	<input type="text"/>
Phone No	<input type="text"/>	Fax Number	<input type="text"/>
E-mail	<input type="text"/>		

3. Application Details

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/

Application No

Please state the postal address of the development site (as shown on planning decision notice)

Address

Town Post Code

Date planning permission granted

Date development completed

4. Signature

Signed

Print Name Date

CAUTION: You are reminded that any person who knowingly or recklessly submits false or misleading information for the purpose of obtaining consent is guilty of an offence and liable on conviction to a significant fine. A consent issued as a result of such information may be revoked.

Development Services (Development Quality)
Clackmannanshire Council
Kilncraigs
Greenside Street
Alloa, FK10 1EB

Tel: 01259 450000
Fax: 01259 727450
Web: www.clacksweb.org.uk
E-mail: planning@clacks.gov.uk

Submit a Planning Application online at www.eplanning.scotland.gov.uk

View forms, drawings and comments at www.clacksweb.org.uk/eplanning/