



**Clackmannanshire
Council**

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Comhairle Siorrachd
Chlach Mhanann

Kilncraigs, Greenside Street, Alloa, FK10 1EB (Tel.01259-450000)

Planning Committee

Thursday 17 March 2022 at 1.00 pm

Venue: Via MS Teams

Date	Time
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Planning Committee

Subject to paragraphs 3.28 and 11.4 of the Scheme of Delegation, the Planning Committee has responsibility for taking decisions on planning applications and enforcing planning laws, and;

Carrying out the local authority's function in relation to street naming under section 97 of the Civic Government (Scotland) Act 1982; and

Dealing with regulatory and enforcement issues arising from matters delegated to or delivered by Development and Environment Services related to Building Standards.

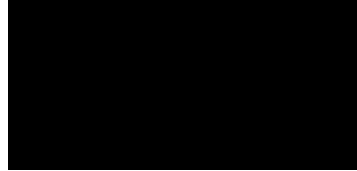
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9 March 2022

A MEETING of the PLANNING COMMITTEE will be held Via Ms Teams on THURSDAY 17 MARCH 2022 at 1.00 PM.



PETE LEONARD
Strategic Director (Place)

B U S I N E S S

	Page No.
1. Apologies	--
2. Declaration of Interests Members should declare any financial or non-financial interests they have in any item on this agenda, identifying the relevant agenda item and the nature of their interest in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Officer.	--
3. Confirm Minutes of Meeting held on 8 February 2022 (Copy herewith)	05
4. Planning Application ref: 21/00107/FULL – Residential Development of 91 No. Houses At Phase 9 With Associated Infrastructure and Landscaping; And The Relocation And Provision of 2 No. New Rugby Pitches With Associated Drainage and Infrastructure at Land To The South Of Forth Crescent, Alloa – report by Grant Baxter, Principal Planner (Copy herewith)	13

Planning Committee – Committee Members (Membership 10 – Quorum 4)

Councillors

Wards

Councillor	Donald Balsillie (Convenor)	2	Clackmannanshire North	SNP
Councillor	Jane McTaggart (Vice Convenor)	3	Clackmannanshire Central	SNP
Councillor	Tina Murphy	1	Clackmannanshire West	SNP
Councillor	George Matchett, QPM	1	Clackmannanshire West	LAB
Councillor	Martha Benny	2	Clackmannanshire North	CONS
Councillor	Helen Lewis	2	Clackmannanshire North	SNP
Councillor	Derek Stewart	3	Clackmannanshire Central	LAB
Councillor	Chris Dixon	4	Clackmannanshire South	IND
Councillor	Kenneth Earle	4	Clackmannanshire South	LAB
Councillor	Denis Coyne	5	Clackmannanshire East	CON



**MINUTES OF MEETING of the PLANNING COMMITTEE held on MS Teams, on
TUESDAY 8 FEBRUARY 2022 at 9.30 AM**

PRESENT

Councillor Donald Balsillie (Convenor)
Councillor Jane McTaggart (Vice Convenor)
Councillor Martha Benny
Councillor Denis Coyne
Councillor Kenneth Earle
Councillor Ellen Forson (S)
Councillor George Matchett

IN ATTENDANCE

Emma Fyvie, Senior Manager, Development (Place)
Allan Finlayson, Team Leader, Planning and Building Standards
Grant Baxter, Principal Planner
Lee Robertson, Senior Manager, Legal and Governance (Clerk to the Committee)
Gillian White, Committee Services, Legal and Governance
Councillor Kathleen Martin, Elected Member for Clackmannanshire East (Items 6, 7 &8)

PLA(22)01 APOLOGIES

Apologies for absence were received from Councillor Tina Murphy, Councillor Helen Lewis. Councillor Chris Dixon and Councillor Derek Stewart. Councillor Ellen Forson attended as substitute for Councillor Lewis.

PLA(22)02 DECLARATIONS OF INTEREST

None.

PLA(22)03 MINUTES OF PLANNING COMMITTEE HELD ON 4 NOVEMBER 2021

The minutes of the meeting of the Planning Committee held on Thursday 4 November 2021 were submitted for approval.

Decision

The minutes of the meeting of the Planning Committee held on Thursday 4 November 2021 were agreed as a correct record and signed by the Convenor.

PLA(22)05 PLANNING APPEAL DECISION

Planning Application Ref: 20/00220/FULL – Erection of Reserve Gas Generation Facility with a Proposed Generation Capacity of 22.5 MW With Associated Infrastructure Including Ancillary Buildings, Access, Fencing and Landscaping at Land South Of Hennings Wood, Collyland Road, Fishcross.

The report, submitted by the Keith Johnstone, Principal Planner, advised the Committee of the recent appeal decision on the above proposed development.

Decision

The Committee agreed to **NOTE** the decision of the Reporter to dismiss the planning appeal.

PLA(22)06 PLANNING APPLICATION

Planning Application Ref: 21/00107/FULL – Residential Development of 91 No. Houses At Phase 9 With Associated Infrastructure And Landscaping; And The Relocation And Provision of 2 No. New Rugby Pitches With Associated Drainage And Infrastructure at Land To The South Of Forth Crescent, Alloa, Clackmannanshire.

The report, submitted by Grant Baxter, Principal Planner, provided an assessment and makes a recommendation on the above noted planning application. The application required to be determined by the Planning Committee as, due to the site area and number of houses proposed, it fell into the “Major” category of developments.

Attending

Mr Sam Sweeney, Bracewell Stirling Architects (Agent for the Applicant – Allan Water Developments Limited)

The report was introduced by Grant Baxter, Principal Planner. Members of the Planning Committee had the opportunity to put questions to Mr Baxter.

The Committee then heard representation from Mr Sweeney, Agent for the Applicant. Members of the Planning Committee had the opportunity to put questions to Mr Sweeney.

Motion 1

That the Committee **APPROVES** the application subject to the conditions set out in the report.

Moved by Councillor Donald Balsillie.

Motion 1 was not seconded and did not proceed.

Motion 2

That the Committee **DEFER** consideration of the application to allow for further details to be provided on:

1. The potential impact of the planned housing on flood risk in the area
2. Implementation of a scheme for affordable housing relating to the development
3. The impact of the planned housing on education capacity

Moved by Councillor Ellen Forson. Seconded by Councillor Kenneth Earle.

Voting

For motion 2	6 votes
Against Motion 2	0 vote
Abstain from Voting	1 votes

Decision

On a division of 6 votes to 0 with 1 abstention, the Committee agreed to **DEFER** consideration of the application to allow for further details to be provided on:

1. The potential impact of the planned housing on flood risk in the area
2. Implementation of a scheme for affordable housing relating to the development
3. The impact of the planned housing on education capacity

Action

Grant Baxter, Principal Planner

PLA(22)07 COVERING REPORT – DOLLAR PLANNING APPLICATIONS

The purpose of the report, submitted by Grant Baxter, Principal Planner, was to update the Committee on the processing of two major planning application for Dollar, since they were considered by the Planning Committee meeting of 1st April 2021.

The report was for noting only, and separate reports with recommendations on each application followed-on in the agenda.

The Planning Applications were:

Planning Application ref: 18/00283/PPP - Mixed Use Development Comprising Residential, Employment, Commercial and Community Uses, Sports Hall, Sports Pitches And Running Track, Including Associated Landscaping And Supporting Infrastructure On Agricultural Land And Playing Fields on Land South Of Dollar, Clackmannanshire. Applicant: Cowden Farming Company & Dollar Academy.

Planning Application ref: 19/00018/PPP - Mixed Use Development With Supporting Infrastructure Comprising Residential, Retail (Convenience) With Associated Parking, Open Space, Landscaping, Drainage, and Accesses from the A91 (Muckhart Road) on Land To South And East Of Dollar, Clackmannanshire. Applicant: Harviestoun.

Decision

The Committee agreed to **NOTE** the report.

PLA(22)08 PLANNING APPLICATION

Planning Application ref: 18/00283/PPP - Mixed Use Development Comprising Residential, Employment, Commercial and Community Uses, Sports Hall, Sports Pitches And Running Track, Including Associated Landscaping And Supporting Infrastructure On Agricultural Land And Playing Fields on Land South Of Dollar, Clackmannanshire.

The report, submitted by Grant Baxter, Principal Planner, updated the Committee on the assessment of this Planning Permission in Principle (PPP) application, since the Planning Committee meeting of 1st April 2021; provided an assessment of the application and liaison with applicants and community representatives on outstanding matters since 1st April 2021; and provided a recommendation on the application.

The report also provided the Committee with guidance on appropriate overall house numbers within the Dollar expansion at this PPP stage, as set out in paragraphs 7.6 – 7.16 of the Report, which would then inform the control of house numbers in subsequent detailed Matters Specified in Conditions (MSC) applications.

Attending

Mr Robin Matthew, PPCA Limited (Agent for the Applicant, Cowden Farming Co. & Trustees of Dollar Academy)

Mr Andrew Wood, Bidwells (Agent for the Applicant, Cowden Farming Co. & Trustees of Dollar Academy)

Mr Derek McDonald, Dollar Community Council

Dr Callum Jackson, Dollar Community Council

Mr Stephen Roe, Dollar Community Development Trust

Mr Norman Dunning, Dollar Community Development Trust

Mr Stephen Leitch, Dollar Community Development Trust

The report was introduced by Grant Baxter, Principal Planner. Members of the Planning Committee had the opportunity to put questions to Mr Baxter.

The Committee then heard representations from Mr Matthew and Mr Wood, Agents for the Applicant. Members of the Planning Committee had the opportunity to put questions to both parties

The Committee then heard representation from Mr Derek McDonald on behalf of both Dollar Community Council and Dollar Community Development Trust. Members of the Planning Committee had the opportunity to put questions to Mr McDonald.

Motion

That the Committee APPROVE the application for Planning Permission in Principle (PPP) subject to officers concluding a Section 75 Agreement (Planning Obligations) between the Council and the applicant as set out in draft Heads of Terms in Appendix 1 to this report, and a set of detailed Matters to be Specified in Conditions (MSC), as set out in Appendix 2 to the report.

That the Committee, while recognising that Dollar South is an individual application, express the wish that the two applicants (Planning Application ref: 18/00283/PPP and Planning Application ref: 19/00018/PPP) work together with guidance from the Committee that development is restricted to 350 houses plus or minus 10% across both applications.

That the Committee provide guidance that the Dollar South development (Ref. 18/00283/PPP), should be restricted to 200 houses plus or minus 10 units.

That the Committee agree to add the undernoted issues to the Appendix, either through a condition or legal agreement:

1. Pedestrian bridge over the Dollar burn – developer contribution to be sought
2. Community fund - confirmation of £500 per unit to be sought
3. Traffic impact
4. Education contribution to both the primary and nursery provision
5. Community land transfer

Moved by Councillor Donald Balsillie. Seconded by Councillor Ellen Forson

In seconding the motion, Councillor Forson added an additional issue to be added to the Appendix either through a condition or legal agreement, which was agreed with the mover of the motion, Councillor Balsillie:

6. A plan to be put in place for constructive dialogue with Forth Valley Health Board.

The Clerk advised that in relation to the proposed condition relating to Community Land Transfer that the Planning Committee does not have the powers to transfer the land. The Clerk advised that she could note that it was the wish of the Planning Committee for the land to transfer, but that the matter had already been dealt with at the Special Meeting of the Place Committee held on 11 November 2022.

The Convenor noted the legal advice from the Clerk and amended the proposed condition to add the wording “in relation to potential discussions around the Section 75 agreement.”

Decision

The Committee **APPROVED** the application for Planning Permission in Principle (PPP) subject to officers concluding a Section 75 Agreement (Planning Obligations) between the Council and the applicant as set out in draft Heads of Terms in Appendix 1 to this report, and a set of detailed Matters to be Specified in Conditions (MSC), as set out in Appendix 2 to the report.

That the Committee, while recognising that Dollar South is an individual application, expressed the wish that the two applicants (Planning Application ref: 18/00283/PPP and Planning Application ref: 19/00018/PPP) work together with guidance from the Committee that development is restricted to 350 houses plus or minus 10% across both applications.

The Committee provided guidance that the Dollar South development (Ref. 18/00283/PPP), should be **restricted to 200 houses plus or minus 10 units**.

The Committee agreed to add the undernoted issues to the Appendix, either through a condition or legal agreement:

1. Pedestrian bridge over the Dollar burn – developer contribution to be sought
2. Community fund - confirmation of £500 per unit to be sought
3. Traffic impact
4. Education contribution to both the primary and nursery provision
5. Community land transfer - in relation to potential discussions around the Section 75 agreement
6. A plan to be put in place for constructive dialogue with Forth Valley Health Board.

Action

Grant Baxter, Principal Planner

PLA(22)09 PLANNING APPLICATION

Planning Application ref: 19/00018/PPP - Mixed Use Development With Supporting Infrastructure Comprising Residential, Retail (Convenience) With Associated Parking, Open Space, Landscaping, Drainage, and Accesses from the A91 (Muckhart Road) on Land To South And East Of Dollar, Clackmannanshire

The report, submitted by Grant Baxter, Principal Planner, updated the Committee on the assessment of the application for Planning Permission in Principle (PPP), since the Planning Committee meeting of 1st April 2021; provided an assessment of the application and liaison with applicants and community representatives on outstanding matters since 1st April 2021; and provided a recommendation on the application.

The report also provided the Committee with guidance on appropriate overall house numbers within the Dollar expansion at this PPP stage, as set out in paragraph 6.5 – 6.15 of this Report, which will then inform the control of house numbers in subsequent detailed Matters Specified in Conditions (MSC) applications.

Attending

Mr Nicholas Poett, Applicant, Harviestoun
Mr Anthony Aitken, Colliers, Agent for the Applicant
Mr Derek McDonald, Dollar Community Council
Dr Callum Jackson, Dollar Community Council
Mr Stephen Roe, Dollar Community Development Trust
Mr Norman Dunning, Dollar Community Development Trust
Mr Stephen Leitch, Dollar Community Development Trust

The report was introduced by Grant Baxter, Principal Planner. Members of the Planning Committee had the opportunity to put questions to Mr Baxter.

The Committee then heard representations from Mr Aitken, Agent for the Applicant. Members of the Planning Committee had the opportunity to put questions to Mr Aitken.

The Committee then heard representation from Mr Derek McDonald on behalf of both Dollar Community Council and Dollar Community Development Trust. Members of the Planning Committee had the opportunity to put questions to Mr McDonald.

Motion

That the Planning Committee APPROVE the application for Planning Permission in Principle (PPP) subject to officers concluding a Section 75 Agreement (Planning Obligations) between the Council and the applicant as set out in draft Heads of Terms in Appendix 1 to this report, and a set of detailed Matters to be Specified in Conditions (MSC), as set out in Appendix 2 to this report, subject to any variation by the Committee.

That the Committee, while recognising that Dollar South and East is an individual application, express the wish that the two applicants (Planning Application ref: 18/00283/PPP and Planning Application ref: 19/00018/PPP) work together with guidance from the Committee that development is restricted to 350 houses plus or minus 10% across both applications.

That the Committee provide guidance that the Dollar South and East development (Ref. 19/00018/PPP), should be restricted to 170 houses plus or minus 10 units.

That the Committee agree to add the undernoted issues to the Appendix, either through a condition or legal agreement:

1. Pedestrian bridge over the Dollar burn – developer contribution to be sought
2. Community fund - confirmation of £500 per unit to be sought

3. Traffic impact
4. Education contribution to both the primary and nursery provision
5. Community land transfer - in relation to potential discussions around the Section 75 agreement
6. A plan to be put in place for constructive dialogue with Forth Valley Health Board.

Moved by Councillor Donald Balsillie. Seconded by Councillor Ellen Forson.

Decision

The Committee **APPROVED** the application for Planning Permission in Principle (PPP) subject to officers concluding a Section 75 Agreement (Planning Obligations) between the Council and the applicant as set out in draft Heads of Terms in Appendix 1 to this report, and a set of detailed Matters to be Specified in Conditions (MSC), as set out in Appendix 2 to this report, subject to any variation by the Committee.

The Committee, while recognising that Dollar South and East is an individual application, expressed the wish that the two applicants (Planning Application ref: 18/00283/PPP and Planning Application ref: 19/00018/PPP) work together with guidance from the Committee that development is restricted to 350 houses plus or minus 10% across both applications.

The Committee provided guidance that the Dollar South and East development (Ref. 19/00018/PPP), should be **restricted to 170 houses plus or minus 10 units**.

The Committee agreed to add the undernoted issues to the Appendix, either through a condition or legal agreement:

1. Pedestrian bridge over the Dollar burn – developer contribution to be sought
2. Community fund - confirmation of £500 per unit to be sought
3. Traffic impact
4. Education contribution to both the primary and nursery provision
5. Community land transfer - in relation to potential discussions around the Section 75 agreement
6. A plan to be put in place for constructive dialogue with Forth Valley Health Board.

Action

Grant Baxter, Principle Planner

Ends: 11:42 am

Report to : Planning Committee

Date of Meeting: 17th March 2022

Subject: Residential Development of 91 No. Houses At Phase 9 With Associated Infrastructure And Landscaping; And The Relocation And Provision of 2 No. New Rugby Pitches With Associated Drainage And Infrastructure at Land To The South Of Forth Crescent, Alloa, Clackmannanshire – Ref: 21/00107/FULL

Report by: Grant Baxter , Principal Planner

1.0 Purpose

This report provides an update and recommendation to Members on this planning application, which was considered at the previous meeting of the Planning Committee on 8th February 2022. The planning application was recommended for approval at this previous meeting, however the Committee voted to defer consideration of the application to allow for further details to be provided on:

1. The potential impact of the planned housing on flood risk in the area;
2. Implementation of a scheme for affordable housing relating to the development;
3. The impact of the planned housing on education capacity.

This report provides further details on the above matters as set out in the **Considerations** section, below. The previous report to the Planning Committee of 8th February 2022 is attached as Appendix 1 to this report.

2.0 Recommendation

The application is considered to comply with the relevant provisions of the Clackmannanshire Local Development Plan and there are no material considerations that indicate it should not be approved. Further consideration has been given to the matters raised by the Committee at its previous meeting, in consultation with the applicant and their agents, relevant Council services and SEPA. Officers continue recommend that the Planning Committee approve the application subject to the conditions and reasons set out in the report to the Planning Committee of 8th February 2022, which is Appendix 1 to this report.

3.0 Consideration

1. The potential impact of the planned housing on flood risk in the area.

The report attached as Appendix 1 sets out in detail how the layout and design of this proposed development, as part of a wider approved and partially implemented scheme, addresses identified fluvial flood risk in the area in a manner that protects existing and proposed houses from the design storm event predicted in SEPA's flood mapping. In short, the arrangement and design of pitches and houses will allow overland flood water to be conveyed safely through the site to the Black Devon Wetland area without affecting existing and proposed houses which otherwise could be affected by the design storm event.

In respect of ground water, the flood risk assessment accompanying the application notes that ground water flood risk occurs when the water table rises above ground level, and is generally a contributory factor to flood risk rather than a primary source. The site is not considered to be at risk from ground water flooding and ground water will be confirmed as part of required intrusive ground investigations. Any further recommendations/actions would be informed by this.

The Council originally consulted with SEPA on this planning application and no objections were received. As already noted, the reallocation of housing and pitch land uses within the development has been directly informed by previous consultation with SEPA on the means to address the overland flow flood risk. The proposed location, levels and layout of pitches, as part of a wider flood management system already endorsed by SEPA and partially implemented, will alleviate predicted overland flow flood risk to proposed and existing properties in the design storm event.

SEPA do not publish mapped data of ground water flooding and also did not object to or recommend refusal of planning applications on the basis of ground water flood risk.

Following the Planning Committee on 8th February 2022, Planning Officers held a further meeting with SEPA and received additional advice from them on the points raised by Members at the Committee meeting. They confirmed that they do not object to the planning application and cannot provide any specific detailed advice on ground water flood risk, but can make advisory comments if appropriate.

SEPA confirmed that they have no localised ground water data, but that ground water may be an issue in this locality due to proximity to the River Black Devon and Forth estuary. As such, they consider it appropriate that this to be checked as part of the applicant's ground investigations, which are already proposed and required by Condition 2(b). Such investigation would allow for any affect of ground water on the swale and SUDs capacity to be addressed.

The Council previously commissioned a report into possible causes of ground water flood risk affecting the St Mungo's Primary School site. As noted in the papers presented to Clackmannanshire Council on the Learning Estate Update at its meeting on 10th February 2022, the investigations proved inconclusive. The report did not offer any proposals for a solution to the ground water issues affecting the school site.

There are no grounds to refuse this application on the basis of ground water flood risk either to the site or any adjoining land or property.

2. Implementation of a scheme for affordable housing relating to the development

As noted in the report to the Committee meeting of 8th February 2022, part of the planning application housing layout was revised to replace 7No. detached private houses with 12No. affordable homes in the form of terraced and semi-detached two and three bedroomed homes.

Policy SC2 of the LDP indicates that Council will normally seek on site provision of affordable housing and that such provision should be no more than 25% of the overall development. The policy advises that overall viability will be taken into account where provision is proposed to be lower than 25%. In this case the level of provision is equivalent to 13% of the overall development.

The original outline planning permission for the Alloa Park masterplan was granted on appeal in 2000 without any firm requirements for the provision of affordable housing. The applicant has cited development viability restrictions in respect of providing more than this amount of affordable housing, taking account of the cost of delivering the improved pitch provision for Alloa Rugby Club as part of this proposal.

The Council's Housing Service have advised that they are satisfied with the level of affordable housing proposed in this case, taking account of the above circumstances, and that this is preferred method of provision, rather than a commuted sum.

3. The impact of the planned housing on education capacity.

The Council's Education Service have been re-consulted on the application, following the Planning Committee meeting of 8th February 2022 and have stated the following:

Secondary Impact & Mitigation

Based on current assessed applications, the Education Service has advised that there is no education contribution required for secondary, as it is projected that Alloa Academy will have sufficient capacity to support the Alloa South Development.

The impact of the development is likely to increase the peak school roll in the short to medium term by approximately 16 pupils. Projections based on current data indicate that this will not cause Alloa Academy to go over capacity.

Primary Impact & Mitigation

Based on current assessed applications, the Education Service has advised that there is no education contribution required for primary, as it is projected that Park Primary and St Mungo's RC Primary will have sufficient capacity to support the Alloa South Development.

Park Primary School

The current projected peak roll for Park Primary is approximately 321 pupils. The peak impact of the new development will occur after the current projected peak. The development would take the roll of Park Primary to approximately 342 maximum. The school has increased capacity since Clackmannanshire School Support Service was relocated and can now accommodate 379 pupils before reaching critical levels.

St Mungo's RC Primary School

The current projected peak roll for St Mungo's RC Primary is approximately 139 pupils. The peak impact of the new development will occur after the current projected peak. The development would take the roll of St Mungo's RC Primary to approximately 143 maximum. The school can currently accommodate a maximum of 150 pupils in its present arrangement within Alloa Academy.

Nursery Impact & Mitigation

For nursery, the development would generate demand for approximately 9 places. Current data indicates that nursery provision has capacity to support this.

4.0 Summary

In summary, the three issues raised by Members in considering the application have been considered by officers and further advice and clarifications sought and given from the applicant and their agents as well as relevant consultees, in the form of the Council's Housing and Education Services and SEPA.

The further advice from these bodies is summarised above and confirms that the application can be approved subject to the conditions and reasons as set out in the Report to the Planning Committee of 8th February 2022, attached as Appendix 1 to this report.

5.0 Resource Implications

Financial Details

The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate.

Yes

Finance have been consulted and have agreed the financial implications as set out in the report.

Yes

6.0 Exempt Reports

Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies** (Please detail)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes No

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 – Report to Planning Committee – 8 February 2022

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)
es (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Grant Baxter	Principal Placemaking Officer	01259 452615

Approved by

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning & Building Standards Team Leader	
Emma Fyvie	Senior Manager Development	

Report to : Planning Committee

Date of Meeting: 8th February 2022

Subject: Residential Development of 91 No. Houses At Phase 9 With Associated Infrastructure And Landscaping; And The Relocation And Provision of 2 No. New Rugby Pitches With Associated Drainage And Infrastructure at Land To The South Of Forth Crescent, Alloa, Clackmannanshire – Ref: 21/00107/FULL

Report by: Grant Baxter , Principal Planner

1.0 Purpose

1.1 This report provides an assessment and makes a recommendation on the above noted planning application. The application requires to be determined by the Planning Committee as, due to the site area and number of houses proposed, it falls into the “Major” category of developments.

2.0 Recommendation

2.1 The application is considered to comply with the relevant provisions of the Clackmannanshire Local Development Plan and there are no material considerations that indicate it should not be approved. It is therefore recommended that the Planning Committee approve the application subject to the following conditions and reasons:

1. Before any works commence on site, a phasing plan shall have been submitted and approved in writing by the Council as planning authority, setting out the programme for completion of the following elements:

- a) The two replacement rugby pitches and associated fencing and lighting being fully provided and operational as per the approved method statement/design and construction details required under Condition 2, before any works take place on existing rugby pitches within the site boundary.
- b) Completion of all works associated with Planning Permission 20/00035/FULL, including surface water drainage swale, new planting and path works prior to construction on any houses within the approved development.

- c) Construction of all roads and paths within the approved development, including the link road to Forth Crescent and Alloa Rugby Club access and carpark improvements.
- d) Provision of an enhanced 3m wide tarmac path between Forth Crescent and Scott Crescent, immediately to the northwest of the site, and connecting path infrastructure within the approved development site, providing a continuous 3m wide tarmac path connection along the site's Forth Crescent frontage and to the Black Devon Wetlands path network, immediately south of the site.
- e) Completion of all other off-site path links as show on the stamped approved site plan.
- f) Completion of all landscaping and planting within and adjoining the site as shown on the stamped approved Landscape Proposals required under Condition 9, below.
- g) Completion of all surface water drainage infrastructure within the approved development.

Once approved, the works shall be completed in accordance with the phasing plan, unless otherwise approved in writing by the Council.

2. Before any works commence on the formation of the new pitches, hereby approved, the following details shall have been submitted to and approved in writing by the Council as Planning Authority:

- a) All details of pitch construction, surfacing, drainage and finishes, including a method statement in respect of tree removal. The proposed new pitches shall be designed and constructed by a SAPCA (Sports and Play Construction Association) registered contractor and to IRB22 Standard as specified by Sportscotland, and to the dimensions shown on the stamped approved drawings.
- b) Detailed intrusive site investigations, method statements and post-construction reports, in respect of the proposed new pitches and housing development.
- c) Exact details, specifications and finish of all proposed fencing, including proposed 3m high weld-mesh fencing enclosing Pitch 1 and 5m high ball stop fencing between Pitch 2 and Plots 73 and 74.
- d) Exact details of pitch lighting, including a lighting plan, details of column and lighting head design and finish , specification of lights and LUX levels, and measures to mitigate light spillage to any adjacent residential properties.
- e) A pitch reinstatement plan setting out measures to reinstate pitches in the event of flooding.

Thereafter, the pitches shall be completed in accordance with such approved details prior to any development commencing on existing pitches, and shall be followed up by submission of a post-construction report.

3. Before any works commence on site, details of proposed ground, finished floor and roof ridge levels of the proposed house shall have been submitted to and approved in writing by the Council as planning authority. Thereafter, the development shall be implemented in accordance with such approved details, prior to first occupation of the house.

4. Before any works commence on site, the following details shall have been submitted to and approved in writing by the Council as Planning Authority:

- a) An Arboricultural Method Statement and Tree Constraints Plan overlain on the approved layout showing tree root protection areas.
- b) Details of arboricultural supervision/monitoring during all stages of construction.
- c) Further detailed inspection of Trees 133, 134 and 135 recommendations of any further remedial works required to these trees

Thereafter, the development shall be carried out in accordance with such approved details.

5. All trees, hedges and shrubs to be retained within and adjacent to the site shall be protected from damage during demolition and construction work in accordance with BS5837 (Trees in Relation to Construction) 2012. Such measures shall be installed and inspected by an officer of the Council prior to the commencement of any construction works, and shall remain in place for the duration of the demolition and construction.

6. For the avoidance of doubt, the approved development shall be carried out and completed fully in accordance with the recommendations of the Bat Roost Survey and Bat Protection Plan prepared by Arcona Ecology Ltd , July-September 2021.

7. Within 3 months of the date of this permission, detailed arrangements for the provision of public art within the development site, generally in accordance with Supplementary Guidance (SG1 - Developer Contributions), of the Local Development Plan 2015, shall have been submitted to and approved in writing by the Council as planning authority.

8. No works shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Council as advised by their Planning Officer (Archaeology), and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Council as Planning Authority Such a programme of works could include some or all of the following historical research, excavation, post-excavation assessment and analysis, publication in an appropriate academic journal and archiving.

9. Before any works commence on site, a revised set of Landscape plans, planting specification and maintenance schedule shall have been submitted to and approved in writing by the Council, taking account of site layout and design changes. These shall also incorporate ecological and biodiversity measures in landscape design,

planting specifications and maintenance schedule. Once approved, the development shall be completed in accordance with such approved details unless otherwise approved in writing by the Council as Planning Authority.

10. Before any works commence on site, details of all external hard surfaces and boundary enclosures shall have been submitted to and approved in writing by the Council as Planning Authority. The details shall include the following:

- a) No 1800mm high screen fencing on plot boundaries with public roads or the site's northern boundary, but only the 1800mm high walls.
- b) Details of surface finishes to roads, square junctions, parking areas, remote paths, and private driveways

Thereafter, the development shall be implemented in accordance with such approved details unless otherwise approved in writing by the Council, as Planning Authority.

11. Before any works commence on site, the following details shall have been submitted to and approved in writing by the Council as Planning Authority:

- a) On street visitor parking provision of 25%, distributed evenly throughout the site.
- b) All road access arrangements to comply with the National Roads Development Guide, 2015.

Once approved, the development shall be completed in accordance with such approved details, unless otherwise approved in writing by the Council as Planning Authority.

Reason for Conditions

1. In order to ensure the proper provision of replacement pitches and other supporting infrastructure within and serving the development.
2. In order to ensure the provision of replacement pitches to appropriate standards.
3. In the interests of residential amenity and local environmental quality.
4. In the interests of residential amenity and local environmental quality.
5. In the interests of residential amenity and local environmental quality.
6. In order to ensure the protection of protected species and their habitat.
7. In the interests of residential amenity and local environmental quality.
8. In order to ensure protection of any archaeological remains within the site.
9. In the interests of residential amenity and local environmental quality.
10. In the interests of residential amenity and road and pedestrian safety.
11. In the interests of residential amenity and road and pedestrian safety.

3.0 Considerations

Background

- 3.1 This planning application relates to the final phase of development in the Alloa Park site. The site lies to the south of Forth Crescent and east of Bowhouse Road and comprises the existing two Alloa Rugby Club pitches and one other pitch not used by the club, as well as adjoining unused land to the north and west of the pitches and clubhouse. The site adjoins St Mungo's Primary School and completed phases of housing development to the east and currently under construction phases of and Riverside View/Earls Court to the south. The site contains a group of mature (mainly oak) trees in its southeast corner as well as other individual mature and semi-mature trees. The site also contains an area south of the existing housing development that forms part of the Black Devon wetland, and already has planning permission for the formation of drainage swales and basins that serve the overall housing development.
- 3.2 The planning application site extends to 14.20Ha, with approximately 4.3Ha of the site proposed for housing, 3.9Ha proposed for pitches and adjoining open space, 1Ha of woodland and amenity open space and the remainder of the site (around 5Ha being the SUDs area in the southern part of the site).
- 3.3 The housing element would lie in the land fronting Forth Crescent, between St Mungo's Primary School and Alloa Rugby Club's clubhouse, although a landscape belt approximately 25m wide would separate the housing from the frontage of Forth Crescent. The western part of the site with frontages to Forth Crescent and Bowhouse Road, would contain a new 3G surfaced rugby pitch with associated fencing, run-off areas and landscaping. A second grass rugby pitch would lie south of this on land between Riverside Drive and Phase 8 of the Alloa Park housing development.
- 3.4 The site comprises some of adopted Local Development Plan (LDP) Housing Site H07 and all of LDP Site H08, as well as the existing rugby pitches which are shown as safeguarded open space in the LDP.
- 3.5 The planning application originally proposed 86No.houses but this has now been increased to 91No. houses with the introduction of terraced units in the northeast corner of the site. The application also originally included a covered training pitch but this has been removed from the scheme. This was an open sided metal roofed structure measuring 50m by 25m and to be located between the two pitches described above, however following consultation with Sportscotland and Alloa Rugby Club has been removed from the application proposals.
- 3.6 Vehicle access to the site would be via the earlier phases of development linked to Alloa Park Drive to the east and a new road linked to Forth Crescent, where the current Alloa Rugby Club access is located. New active travel links would connect the site to existing routes to the north and south.
- 3.7 The application represents "major" development as the site is greater than 2Ha in size and the number of houses exceeds 49 units. As such the application

was subject to pre-application consultation, including directly with Alloa Community Council, and an exhibition and public event held at the Bowmar Centre, close to the site. The Pre-application Consultation Report accompanying the application notes very low attendance at the event and a lack of comments received either at the event or afterwards, perhaps reflective of the fact the site is a long established LDP housing proposal.

3.8 The application is accompanied by drainage proposals, flood risk assessment, landscaping plans, a tree survey, bat roost survey, design and access statement and site investigation report.

3.9 Consultations

- i) Regional Archaeologist: No known archaeological remains but the site may contain unrecorded remains and suspensive planning condition is proposed requiring photographic recording and a 5% ground breaking evaluation. *Comment: A suitable planning condition can be added to any consent.*
- ii) Transportation: Highlight need for second vehicle access point to spread traffic load and improved links to active travel network. Detailed comments on internal layout and design. The betterment brought about by the design of the site, in terms of conveying potential flood water away from existing and proposed houses is welcomed and further detailed discussions involving the developer, Council and Scottish Water on adoption and maintenance of drainage infrastructure will be required post-approval. *Comment: The proposals have been amended to incorporate a second access (link road to Forth Crescent) and plans have been revised to include enhanced active travel provision and address detailed roads comments.*
- iii) Scottish Water: There is currently capacity in water and waste water networks to serve the development. Surface water must be drained by a separate system rather in the combined sewer. *Comment: The proposals involve a separate SUDs system for surface water.*
- iv) The Coal Authority: Part of site is within the coal mining high risk area and a site investigation accompanies the application. No development is proposed in the high risk area, so no objections.
- v) Environmental Health: Condition on contaminated land risk assessment and remediation required. *Comment: A planning condition can be added to the consent requiring this.*
- vi) Sportscotland: See Planning Assessment.

3.10 Representations

A total of 122 neighbours were notified of the application, which was also advertised in the Alloa Advertiser. In response, one representation and four objections were received. The Council has also received letter of support from Alloa Rugby Club

Representation was received from Liz Albert on behalf of Scottish Wildlife Trust, on the following grounds:

A representation was made by SWT to the applicant at the pre-application stage but has not been recorded in the PAC report. *Comment: The views of SWT have been fully considered in assessing this application.*

SUDs areas should be designed and planted to promote biodiversity. *Comment: The SUDs elements of the scheme have already been approved under separate consent and are partially implemented. They contain details of native planting in and around SUDs areas.*

Initial request for a bat survey. *Comment: A full bat survey and bat protection plan have subsequently been carried out and submitted, and its recommendations will inform the decision on the application.*

Comments on impact of development on existing trees: *Comment: A full detailed tree survey has been submitted and reviewed by a tree specialist on behalf of the Council. The recommendations of this review will be reflected in any decision on the application.*

Landscape plans, specifications and maintenance scheme should be adapted to promote biodiversity and enhance habitat value. *Comment: A planning condition can be used to require a review of landscape proposals and maintenance schedule, to ensure habitat value is maximised in the scheme.*

The objections were received from the following parties:

Tina White, 2 Leven Court, Alloa

Shona Thomson, 12 Dunlin Drive, Alloa

Scott Fawcett, 3 Dunlin Drive, Alloa

Casey Ross, 5 Dunlin Drive, Alloa

On the following grounds:

Concern about increased traffic through existing phases of Alloa Park development, and that the development should have an additional access via Forth Crescent. *Comment: The application has been revised to include a link road to Forth Crescent, as also requested by the Council's Roads' Service to distribute traffic generated by the development and as originally proposed in the Alloa Park Masterplan.*

Concern about additional traffic on Forth Crescent. *Comment: The application now proposes a link road onto Forth Crescent as requested by the Council's Roads' Service to distribute traffic generated by the development and as originally proposed in the Alloa Park Masterplan.*

Comment on accuracy of plans in respect of existing houses. *Comment: This point related to the plotting of an area of pre-existing of houses adjoining the site and has been corrected. The applicant wrote to the party who raised the point to confirm the correction.*

Objection to proposed play park within trees area. Existing parks are under utilised, and this could result in damage to trees. *Comment: There is*

no proposal for a formal play park within the site or adjoining area of woodland. This area is proposed for enhancement, including new planting and addition of paths to create an area of amenity open space serving the proposed houses and those in the previous phase.

Concern about loss of woodland. The application has been accompanied by a detailed tree survey. *Comment: The proposals will entail some tree loss, and a tree survey accompanies the application. The trees in and around the site have not been subject of management for many years. The survey and proposals have been reviewed by a consultant on behalf of the Council and comments made on the retention of three specific vintage oaks, the need for an arboricultural method statement and ecological survey. These matters can be addressed in determining the application and planning conditions.*

Concern about houses looking directly into existing houses on the opposite side of Forth Crescent. *Comment: The proposed houses would be set back from Forth Crescent by at least 20m and have no measurable impact on privacy or amenity for existing residents.*

A letter of support from Alloa Rugby Club accompanied the original application and a subsequent letter of support from the club to the revised proposals was also submitted.

4.0 Planning Assessment

4.01 Pitches, Open Space and Play

- 4.01.1 The site currently contains three rugby pitches. Alloa Rugby Club have written in support of the application and note that they currently lease two of these pitches; one for matches and one for training. The third pitch is understood to be unused mainly due to poor drainage. The club have noted that changes to drainage arrangements resulting from pre-existing and proposed housing developments may worsen drainage for the two pitches they currently use. The applicants have also acknowledged that continuing to develop housing in the locations identified in the Local Development Plan will likely worsen drainage on the pitches in their current location, thereby reducing their usability both by the rugby club and for informal recreation.
- 4.01.2 It should be noted that the proposed new pitch locations, in association with land to the south of the proposed housing are designed to function as a flood relief corridor in the event of the culverted Brothie Burn surcharging in Alloa town centre and flooding existing and proposed housing.
- 4.01.3 The club wish to remain based at their current location and support the application insofar as it proposes two replacement grass pitches on the west side of the application site, and have provided Allan Water Homes with a detailed specification for these pitches.
- 4.01.4 The letter of support from the rugby club was also based on the provision of a 50m by 25m covered training area that was shown in the initial application proposals, sited between the two new pitches.

- 4.01.5 In their initial consultation response, Sportscotland raised a number of detailed issues, about the design and usability of the covered training area, about the specification and sizes of the proposed new pitches, fencing and proximity to housing, potential impact of flooding and timing of provision. This was followed by detailed discussion around these issues between the applicant, Sportscotland and Council planners, and also between the applicant and rugby club.
- 4.01.6 Key outcomes from these discussions were, firstly that the covered training area did not conform to any of Sportscotland's standards, that it presented a potential anti-social behaviour and maintenance issue and that it would detract visually from the area. In addition, advice around pitch size and specifications, run-off areas, fencing and proximity to housing were reviewed by the applicant and club.
- 4.01.7 As a result of this, a number of changes were made to the proposals, most notably, the covered training area was removed from the plans and the proposed main rugby pitch upgraded to a 3G synthetic surface, increased run-off areas and 3m high anti-climb ball-stop fencing were introduced. The second pitch had increased run-off areas added and 5m high ball – stop fencing added where it lies closest to proposed housing. Alloa Rugby Club have provided an updated response in support of this revised proposal, and have also confirmed that whilst Pitch 1 will be fenced off and used for matches and training by the club, Pitch 2 will be available as public open space in the same manner as the current pitches.
- 4.01.8 The revised proposal bring the proposed pitch provision more in line with Sportscotland's comments, and their other more detailed issues, such as on pitch surfacing, lighting, drainage and timing of implementation can be addressed in planning conditions.
- 4.01.9 Policy SC10 of the LDP seeks to retain and enhance the provision of community facilities and open spaces. The policy makes a presumption against developments that would result in the loss of open spaces unless certain criteria apply. Circumstances where such development will be permitted is where this would not be detrimental to the value and function of open spaces and the proposal would result in the provision of alternative facilities of equivalent or enhanced value or function and specifically where outdoor sports facilities lost would be replaced by provision of comparable or greater benefit. The policy notes the need for consultation with Sportscotland in such cases, in respect of assessment of existing and proposed provision.
- 4.01.10 In this case, the originally conceived masterplan and LDP designation showing housing development on underused greenspace south and west of the existing three grass pitches. Only two of these pitches are currently usable, with the third being too waterlogged. Alloa Rugby Club, in their letter of support to this application, and the applicant in their supporting statement, have identified the risk that developing the site as set out in the LDP may detrimentally affect the drainage of the two other pitches, rendering them unplayable in the future.
- 4.01.11 The planning application proposals would entail construction of housing on the existing three grass pitches and the provision of two new pitches, one

being a 3G surfaced pitched with floodlighting and security fencing, with the other being an unenclosed grass pitch. These proposals are supported by Alloa Rugby Club as providing them with two high quality pitches in lieu of two poorer quality pitches currently used. The proposals have been adapted to address consultation comments from Sportscotland in respect of pitch surfacing, sizes, boundary enclosure and lighting. The new pitches would also require to be provided in advance of the existing pitches being built on.

- 4.01.12 The proposals will result in an overall reduction, in area terms, of pitches and green space (3 pitches to 2), however one of the existing pitches is of very limited recreational value due to its waterlogged nature and development of the site as envisaged by the LDP may risk causing drainage problems to the two remaining useable pitches. These revised proposals are supported by Alloa Rugby Club and have been subject of detailed consultation with Sportscotland, resulting in changes and enhancements to the scheme. As a result, they would deliver a new high quality, fenced and lit 3G rugby pitch for Alloa Rugby Club and a second high quality grass pitch available for public use.
- 4.01.13 The proposal forms the final phases of the Alloa Park masterplan, which contains open spaces and play areas in earlier phases and those still under construction. There is an equipped play area lying between Sites 4 & 5 and a larger equipped play area and area of amenity open space, immediately north of Site 7, approximately 200m east of the current application site. The area of woodland lying between Sites 7,8 & 9 will form a high amenity area of open space of around one hectare in size. Other smaller areas of open space, mainly set around retained mature trees are proposed as well as a landscape strip along Forth Crescent frontage.
- 4.01.14 Overall, the proposals offer a high degree of amenity in terms of green spaces, access to play provision and the provision of formal sports pitches both for public use and for Alloa Rugby Club. The application is therefore considered to comply with Policy SC10 of the LDP.

4.02 Water and Drainage

- 4.02.1 The development layout has been informed by flood modelling, in discussion with SEPA and the Council as Flooding Authority. The originally conceived arrangement of land uses set out in the LDP would have put existing and proposed houses at risk from a design storm event affecting the Brothie Burn which runs in a culvert through the centre and southern part of Alloa before discharging into the River Forth. The arrangement of land uses now proposed, in addition to earlier approved swales south of the site, will act to protect existing and proposed houses from this theoretical flood risk by channelling flood water through planned greenspaces. The development layout includes local SUDs infrastructure and will be connected into the strategic SUDs networks serving the wider development. The proposals are in accordance with Policy SC20 (Water and Drainage) and Policy EA9 (Managing Flood Risk) of the LDP.

4.03 Layout and Design

4.03.1 The application is the final part of a multi-phase development which has evolved over several years. The key elements that have been sought in this phase are safe, attractive streets and connectivity, which have been delivered in the proposed layout and ensure the development will provide a safe and attractive living environment. The development will also deliver active travel connectivity between Alloa town centre to the north and the Black Devon Wetlands area to the south and also east-west connections with existing cycle and path networks. This will include off-site improvements in the immediate locality where required. As already noted, the development will provide vehicle access onto Forth Crescent, thereby providing vehicle permeability through the Alloa Park development that will spread traffic without encouraging rat-running. As such, the proposals comply with Policy SC5 (Layout and Design Principles) and Policy SC12 (Development Proposals – Access and Transport Requirements) of the LDP.

4.04 Trees and Ecology

4.04.1 The site adjoins and contains a number of mature trees, several of which are parkland specimens, with links the Earl of Mar's original designed landscape, however, there has been little in the way of maintenance of these trees over many years and a number require felling or other works, regardless of the development proposals.

4.04.2 The proposals have been informed by a tree survey, which has also been reviewed by a consultant on behalf of the Council and comments made on the retention of three specific vintage oaks, the need for an arboricultural method statement and ecological survey. These matters can be addressed in determining the application and planning conditions, in addition to the requirement for details of new planting and landscaping, the nature of which should consider habitat value as well as amenity.

4.04.3 In addition, a bat survey has been carried out, and contains a Bat Protection Plan, which will require to be adhered to both via planning conditions and wildlife legislation. Subject to these provisions, the proposals comply with Policy EA2 (Habitat Networks and Biodiversity) and Policy EA7 (Hedgerows, Trees and TPOs) of the LDP.

5.0 Developer Contributions

5.01 The proposed arrangements in respect of playing field provision have already been outlined above. The Council's Education Service has confirmed that no contributions are required, as capacity existing in the catchment schools to accommodate the development. In consultation with the Planning Service, part of the site has been re-designed to include 12 smaller terraced units that can contribute to affordable housing provision, and the developer is in discussions with the Council's Housing Service and an RRSLS over the provision of these. A planning condition can be used to require public art provision.

5.02 The proposals are in accordance with Policy SC5 (Developer Contributions) of the LDP.

5.03 Summary

5.03.1 In summary, the application accords with the relevant provisions of the adopted LDP, and has been revised in discussions with the Planning Service, to ensure key elements, such as optimising pitch provision, creating better connectivity and active travel routes, and ensuring habitat enhancement are delivered. These elements address comments from representations and consultation responses.

6.0 Sustainability Implications

6.01 None

7.0 Resource Implications

7.01 Financial Details

7.02 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes

7.03 Finance have been consulted and have agreed the financial implications as set out in the report. Yes

8.0 Exempt Reports

8.01 Is this report exempt? Yes (please detail the reasons for exemption below) No

9.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

(2) **Council Policies** (Please detail)

None

10.0 Equalities Impact

10.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

11.0 Legality

11.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

12.0 Appendices

12.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 - List of Plans and Documents to be Approved

11.0 Background Papers

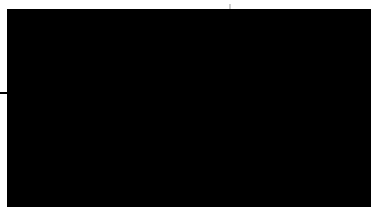
11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
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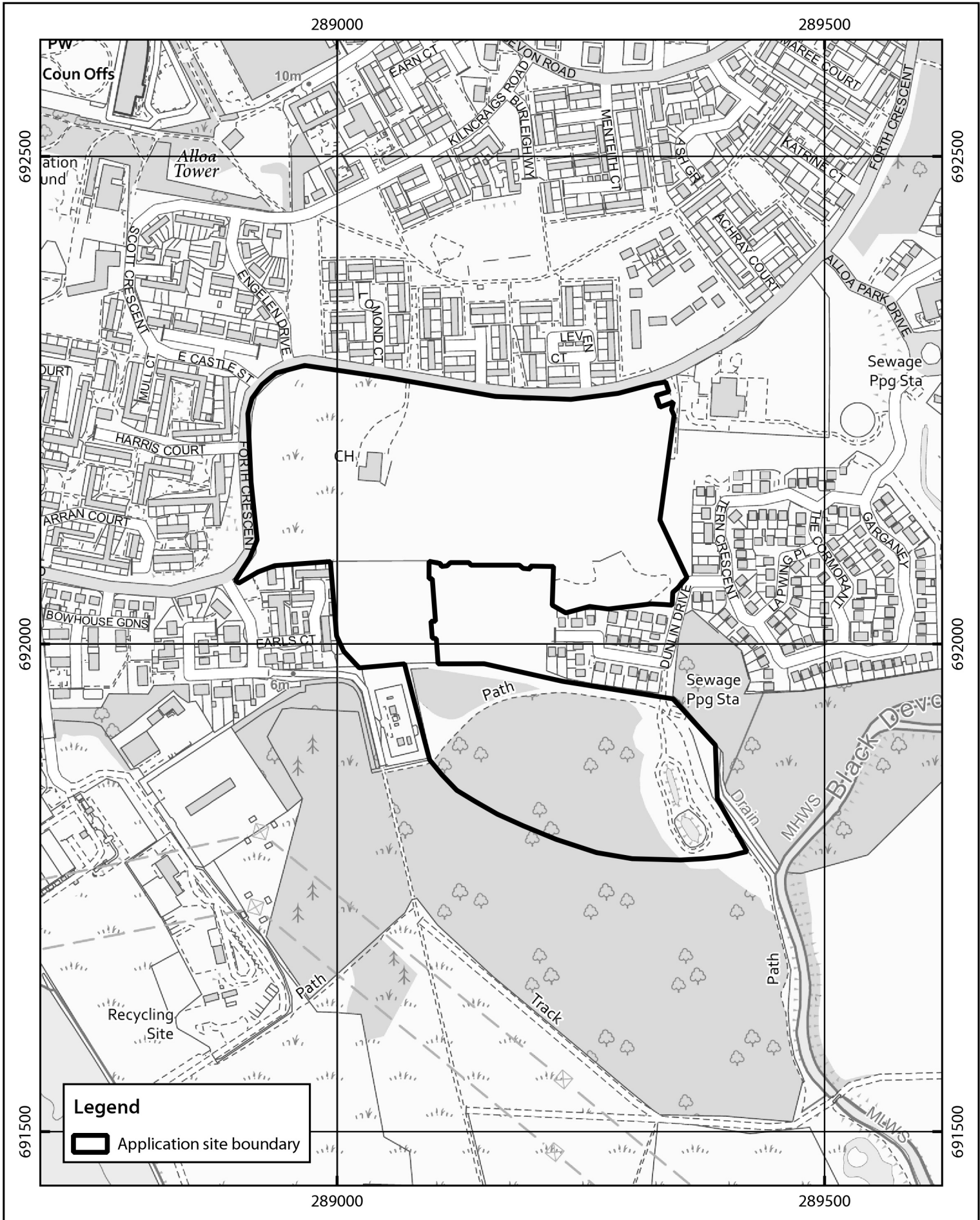
Approved by

NAME	DESIGNATION	SIGNATURE
Allan Finlayson	Planning & Building Standards Team Leader	
Emma Fyvie	Senior Manager Development	


APPENDIX 1 – LIST OF PLANS AND DOCUMENTS TO BE APPROVED


4603-06-001 Proposed Finishes And Boundary Treatments Pack
ACORNA 0217-07-01A Tree Survey And Constraints Plan - 1 of 2
ACORNA 0217-07-01A Tree Survey And Constraints Plan - 2 of 2
ACORNA Ground Level Tree Survey Alloa 2021 Update
DBA 20113-100-100 B Site Levels
DBA 20113-500-100 B Drainage Layout
DBA 20113-SK-02 B - Overland Flow Route
DBA 20113-SK-03 B - Section Through Rugby Pitch
4603-01-210-Terrace – A11-A12 Plans
4603-01-211-Terrace – A11-A12 Elevations
4603-01-220-Terrace – A5-A10 Plans
4603-01-221-Terrace – A5-A10 Elevations
4603-01-230-Terrace – A1-A4 Plans
4603-01-231-Terrace – A1-A4 Elevations
4603-06-005_Site - Proposed Finishes
4603-06-010_House - Proposed Finishes
4603-06-020_Bound - Plot Sep Fence
4603-06-021_Bound - Screen Fence
4603-06-022_Bound - Screen Wall
4603-06-023_Bound - Typical Retaining Wall
4603-06-024_Bound - Tree Protection
ARISAIG 124_4DV129 - PL_ Floor Plans And Section
ARISAIG 125_4DV129 - PL_ Elevations
ARROCHAR 110_3SV83 - PL_ Floor Plans And Section
ARROCHAR 111_3SV83 - PL_ ElevationS
CHEVIOT 114_3DV98 - PL_ Floor Plans And Section
CHEVIOT 115_3DV98 - PL_ Elevations
CUILLIN 122_4DV122 - PL_ Floor Plans And Section
CUILLIN 123_4DV122 - PL_ Elevations
FINTRY 120_4DV111 - PL_ Floor Plans And Section
FINTRY 121_4DV111 - PL_ Elevations
NEVIS 112_3DV83 - PL_ Floor Plans And Section
NEVIS 113_3DV83 - PL_ Elevations
OCHIL 118_4DV104 - PL_ Floor Plans And Section

OCHIL 119_4DV104 - PL_Elevations
SIDLAW 116_3DV101 - PL_ Floor Plans And Section
SIDLAW 117_3DV101 - PL_Elevations
DBA 20113REP01-Drainage Strategy Report
DBA 20113REP02- Flood Risk Assessment Issue 2_Part 1
DBA 20113REP02- Flood Risk Assessment Issue 2_Part 2
DBA 20113REP02- Flood Risk Assessment Issue 2_Part 3
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 1
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 2
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 3
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 4
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 5
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 6
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 7
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 8
MASON EV P16-483 Final Report - Alloa Phases 8-9_Part 9
Bat Roost Surveys Alloa 9 2021
4603-02-001 D - Overall Development Layout
4603-02-003 M - Proposed Housing Layout



Legend

 Application site boundary



Date: 08 Mar 2022


21/00107/FULL – Land To The South Of Forth Crescent, Alloa

Residential Development of 91 No. Houses At Phase 9 With Associated Infrastructure And Landscaping- And The Relocation And Provision of 2 No. New Rugby Pitches With Associated Drainage And Infrastructure

Ward: Clackmannanshire South

OS Grid Ref: NS891920

Scale: 1:5,000



Clackmannanshire Council
www.clacks.gov.uk

Comhairle Siorrachd Chlach Mhanann

Development & Environment
Tel: 01259 450 000
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